

Officer Report

Application Number:	HGY/2023/2289
Application Type:	Approval of details reserved by a condition
Address:	Land at Watts Close, London, N15 5DW
Proposal:	Approval of details pursuant to condition 5 (Overheating) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer:	Tania Skelli
Valid Date:	23/08/2023
Applicant:	Delta Architects (Agent)
Agent:	Mrs. Benitez

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

3. CONSULTATION RESPONSE

Carbon Management – Support

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

Overheating

5. Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the TM59 Overheating Analysis prepared by Flatt (dated 17 December 2021, v5):

- Natural ventilation, with openable areas of 30° (restricted to 10° on the ground floor)
- Glazing g-value of 0.50
- Air tightness of 1m³/hm² @ 50Pa
- Internal blinds in all flats (shading coefficient of 0.6, short-wave radiant fraction of 0.3)
- 565m window shading (window recess + Brise Soleil for south-facing elevations)
- MVHR with summer bypass
- Natural ventilation in corridors (with automated opening vent)
- No active cooling

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

Pursuant to condition 5, the applicant has provided the relevant documents, material and equipment specification including photos and evidence to demonstrate the compliance with the above condition. This was assessed by the Carbon Management Team and found acceptable. In accordance with this, the submission is considered acceptable for discharge.

The following condition are outstanding:

4(b-d) (Energy).

Conditions 6b (Living roofs), 7b (Biodiversity) and 8 (c-d) (Land contamination) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

4(b-d) (Energy).

Conditions 6b (Living roofs), 7b (Biodiversity) and 8 (c-d) (Land contamination) are

currently under consideration.