

Officer Report

Application Number: HGY/2023/0310
Application Type: Approval of details reserved by a condition
Address: 26-28, Brownlow Road, London, N11 2DE
Proposal: Approval of details pursuant to Condition 15 (a) (weather modelling) of planning permission reference: HGY/2020/1615.
Case Officer: Josh Parker
Valid Date: 31/01/2023
Applicant: -
Agent: Mr Joseph Oakden

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Original application REF: HGY/2020/1615

Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear

3. ANALYSIS/ ASSESSMENT

Condition 15(a) Weather modelling

Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and demonstrate how the risks can be mitigated prior to occupation, or as part of a retrofit plan. This assessment will be based on the Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). It shall include:

- Further modelling of units modelled and the overheating risk with the 2050s and 2080s weather files for central London;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment);
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

CONSULTATION:

LBH Climate officer:

Response 17/4/2024): The submitted information is acceptable and we recommend the discharge of condition 15(a).

DISCUSSION:

The officer accepts all requirements of Condition 15 have now been satisfied with the revision (D) of the Overheating Risk Thermal Report by Queensberry Design.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON