



Officer Report

Application Number: HGY/2024/1134
Application Type: Approval of details reserved by a condition
Address: 26-28, Brownlow Road, Wood Green, London, N11 2DE
Proposal: Approval of details reserved by condition 15 (b) Overheating blinds details ref: HGY/2020/1615
Case Officer: Josh Parker
Valid Date: 09/05/2024
Applicant: -
Agent: Mr Joseph Oakden

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission granted under application reference HGY/2020/1615 for 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.

2. CONSULTATION RESPONSE

LBH Carbon Management (Pollution):

The submitted information is acceptable and we can recommend that Condition 15(b) is discharged. Dated: 24/05/2024. It should be noted the discharge of Condition 15(a) ref: HGY/2023/0310 on the 19th April 2024 has also been discharged.

Documents submitted:

- Eden blackout blinds data sheet
- Letter outlining the blind fixing mechanism by Blinds Direct London
- Cover letter by Savills dated 22nd April 2024
- Application form
- Site location plan
- A copy of approved decision notice
- A copy of approved decision notice relating to non-material amendments

Condition 15 (b) (Overheating blinds details):

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Overheating

(b) 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, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

3. ANALYSIS/ASSESSMENT

Officers accepts all requirements of Condition 15(b) have been met with the above information.

4. RECOMMENDATION - GRANT DISCHARGE CONDITION