

Officer Report

Application Number:	HGY/2024/0094
Application Type:	Approval of details reserved by a condition
Address:	Land adjoining Remington Road and Pulford Road, London, N15
Proposal:	Approval of details reserved by a Condition 5 (Overheating) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of a site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer:	Daniel Boama
Valid Date:	12/01/2024
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Applicant:	Butcher
Agent:	Mr Colin Butcher

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2882 – Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Granted permission on 09/6/2022.

2. CONSULTATION RESPONSE

LBH Carbon Management:

- Further information is required. Dated 15th March 2024
- Further information is required. Dated 20th May 2024
- Further information is required. Dated 10th June 2024
- The submitted information is acceptable, and we can recommend that Condition 5 is discharged. Dated 19 June 2024.

3. ANALYSIS/ASSESSMENT

Condition 5 reads: *Overheating*

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 Energy, Sustainability and Overheating Statement prepared by Icení (dated August 2021):

- *Natural ventilation, with openable areas of 100% and opening angle of 15 degrees (except ground floor windows, with Secure by Design measures)*
- *Glazing g-value of 0.58*
- *Internal blinds (solar transmittance of 11%, overall g-value of 0.36 including glazing)*
- *MVHR with summer bypass (1.5 ach)*
- *No active cooling*

These approved measures must be retained for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change, 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.

The applicant has provided the information described below in respect of the above referenced condition:

RER-DAR-XX-XX-DR-A-0112 C1 Site Location Plan
RER-DAR-XX-XX-DR-A-0305 C7 Window Types Glossary 1 of 2
RER-DAR-XX-XX-DR-A-0306 C4 Window Types Glossary 2 of 2
Remington Road - Overheating Assessment - Dated 21 August 2023 - Superseded
Remington Road - Part L Report - Dated July 2023
Remington Road-Glazing Performance Data
EC Centrifugal Fan Datasheet
Exhaust Air Heat Pump Data
Roe Fabric Card
Window Specs 4992-300
Capricorn Blinds OM - 52532 (dated 15 April 2024)
Delta Cover Letter PC5 - Dated 23 April 2024
Overheating Assessment prepared by NRG Consulting 22 April 2024 - Revised
Cover letter by Capricorn dated 12 May 2024
Response to Overheating Compliance and Removal of Brise Soleil prepared by Formation Design & Build Ltd. (dated 25 May 2024)
Email response by Formation dated 12 June 2024

Pursuant to condition 5, details have been submitted in respect of Overheating. The Council's Officer has reviewed the revised documents and further submitted documents, and deem that the details submitted are considered acceptable and in line with the intentions of the condition.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.