

		Our ref: HGY/2025/0101 Contact: Valerie Okeiyi Date: 03/02/2026
Town and Country Act 1990 (As amended)		
Location:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ	
Proposal:	Approval of details pursuant to condition 27 (Overheating Report) attached to planning permission HGY/2022/2116	
Wording of condition c27:	Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority to confirm the overheating mitigation strategy in the Overheating Assessment prepared by Create Consulting Engineers (dated July 2023) that has been approved in principle. This report shall include: - Updated modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile; - Confirmation on which windows the external shutters will be installed; - Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy with external shutters and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures; - 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), setting out mitigation measures in line with the Cooling Hierarchy; - Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.	

(b) Prior to first occupation of the development, details of external blinds/shutters to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the shutters, 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.

(c) Prior to first occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- External roller shutters;
- MVHR with extract fans;
- Glazing – u-value of 1.2 W/m²K, g-value of 0.25 (except north-facing façade with a g-value of 0.52);
- Hot water pipes insulated to high standards;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

Carbon Management Response 24/03/2025

Documents submitted:

- MB_VL_P22-2562_08 - Overheating Assessment - Design Stage-1.0-Ho.pdf prepared by Create Consulting Engineers Limited dated Sept 24

Response

Updated modelling of units modelled

The applicant has submitted an updated Overheating Report in line with CIBSE TM59 with TM49 London Weather Centre files. The report has modelled all houses and flats from all 3 blocks with a total 105 habitable rooms and 4 corridors.

Confirmation on which windows the external shutters will be installed

In the approved planning scheme, the following windows have been approved with external blinds:

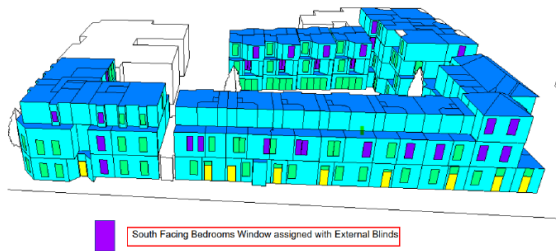


Figure 3.5: External Blind assigned for Bedrooms (South Elevation)

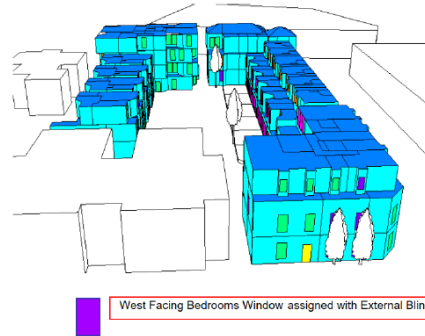
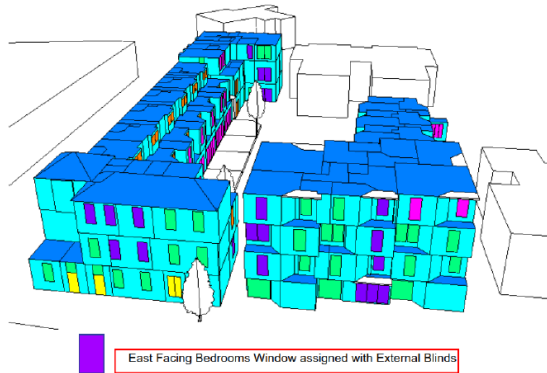


Figure 3.7: External Blind assigned for Bedrooms (West Elevation)



Proposed revised external shutter strategy in this condition is:

Block A: No external blinds

Block B and C – Street facing elevations: No external blinds

Block B and C – South, East and West facing occupied rooms: External blinds will be installed.

Actions:

- The number of windows provided with external blinds has been significantly reduced from the approved planning scheme. Please can applicant justify the reason and to confirm that additional windows will be installed with external blinds. The submission does not currently align with the requirements of the planning condition.
- Applicant to provide a window head detail to show how the external blind would be installed.

Demonstrating the mandatory pass for DSY1 2020s

All windows need to remain closed due to the noise constraints of this site and the TM59 criteria for predominantly mechanically ventilated dwellings apply, according to the approved Noise Impact Report.

The following scenarios have been modelled (results in table below):

- Baseline: Closed windows and no mechanical ventilation
- Baseline + Mitigation Strategy 1: Integrating external blinds
- Baseline + Mitigation Strategy 2: MVHR and additional extract fans

Results are listed in the table below:

Domestic: CIBSE TM59	Predominantly mechanically ventilated	
	Number of habitable rooms pass TM59 (<3% hours)	Number of corridors pass
Baseline – Close windows and no mechanical ventilation		
DSY1 2020s	4/105	2/4
Baseline + mitigation strategy 1		
DSY1 2020s	5/105	2/4
Baseline + mitigation strategy 2		
DSY1 2020s	105/105	4/4
DSY2 2020s	105/105	4/4
DSY3 2020s	105/105	4/4
DSY1 2050s	105/105	4/4
DSY1 2080s	105/105	4/4

All rooms in scenario with mitigation strategy 2 pass the overheating requirements for 2020s DSY1. In order to pass this, the following measures will be built:

Glazing	U-value of 1.2 W/m ² K. G-value of 0.25 for S,E and W-facing windows and 0.52 for N-facing windows
External blinds	Caribbean Blinds UK Antiguan and Dominica models with shading coefficient of 0.05 of the selected fabric (but only on some elevations)
MVHR	Vent-Axia Sentinel Plus B system with summer by-pass and an airflow rate of 111 l/s.
Additional extract fans	TD Silent extract fan will be installed in small bedrooms and other rooms susceptible to overheating.

Actions:

- The scenarios of baseline and baseline with mitigation strategy 1 have been incorrectly assessed with criteria for predominantly mechanically ventilated, as it does not demonstrate how passive measures have been appropriately integrated to reduce the reliance on mechanical ventilation proposed. Please reassess with criteria for predominantly natural ventilated.
- Applicant to clarify the inconsistency between the results summarized in the main body of the OH assessment and the Part O compliance reports attached within the appendix. For example, 4 rooms passed in the baseline scenario (DYS1 2020s) and 5 rooms passed in baseline scenario+ mitigation strategy 1 summarized in the main body of the report but no habitable room passes in the corresponding Part O compliance report attached in the appendix.

Modelling of mitigation measures required to pass future weather files

All rooms of the proposed development (scenario with mitigation strategy 2) have passed all future weather files. Applicant has also recommended occupants will be educated on heat-reducing measures in extreme weather events.

Actions:

- Applicant to confirm all rooms of the proposed development have passed all future weather files without the implementation of active cooling.

Retrofit measures

The applicant has proposed the following retrofit measures:

- Advanced shading technology such as automated louvres or dynamic shading systems might be installed.
- Additional insulation layers
- Enhanced green infrastructure such as adding green walls or rooftop
- Additional passive ventilation measures such as installation of trickle vents or other low-energy ventilation
- Fenestration upgrades such as triple glazing or advanced window coatings
- MVHR can be upgraded with hybrid cooling.

Responsibility for overheating risk mitigation

Once the development is occupied, landlord / estate office will be responsible to mitigate overheating risk in communal areas.

Residents will be responsible for managing overheating risks within their own dwellings.

Actions:

- While it is understood residents will have control over their windows and blinds, applicant to clarify who will be responsible to manage the maintenance of external shading.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition c27(a). The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 28/05/2025

Documents submitted

MB_VL_P22-2562_08 Rev A - Overheating Assessment (dated April 2025)

Response

Confirmation on which windows the external shutters will be installed		
	Applicant's response	CM comments
Scope of external blinds	Approved planning scheme: External blinds were proposed for all bedroom windows. Current application: The applicant has now removed the provision of external blinds on all bedroom located on external elevations due to technical and heritage constraints. To these locations, internal Venetian blinds will be provided instead. Current application: External blinds will only be installed to the internal elevation windows or bedrooms and south-facing kitchen / living rooms, specifically in units MH2, MH3 and MH4.	The external shading has been highlighted very clearly as part of the overheating mitigation strategy in the planning committee of the original approved scheme (see extract in the cell below). It is very disappointing to hear applicant is proposing to omit majority of the external shading in the current application. Existing building: It is regrettable that the external blinds cannot be implemented as per the approved planning scheme. The feasibility of this should have been investigated in the planning stage when there was more design flexibility to explore suitable options for the existing building balancing different considerations including heritage. New builds: However the justification is insufficient to demonstrate the external blinds cannot be installed in the new build blocks. There are discreet external shading options that can be integrated with modern minimalist design. Applicant should explore

		external blind options while taken into account of heritage considerations fully. Applicant to clarify the rationale of deciding the external blind locations. For example, why the windows in North elevation in Block A where solar gain is limited would be provided with external blinds.
Extract from planning committee report of the original approve scheme: 6.9.13 The development would not overheat based on the London weather centre files this is based on a series of mitigating measures being built into the development including; closed windows, mechanical ventilation heat recovery with extract fans, and glazing – u-value of 1.2 W//m²K, g-value of 0.25. The applicant has confirmed that external shading will form part of the overheating mitigation strategy. External shading will help reduce the overheating risk and ventilation demand. The shutters will be integrated into the windows.		
Specifications of blinds	External blinds: Warema Cord-Guided External Roller Blind by Waverley Blinds UK; heat reflectance 85%; Fabric – Silver Screen®-202ED01 White Internal blinds: Internal venetian blinds by Luxaflex UK; Heat reflectance: 62%; Fabric colour – cotton)	Thank you for providing typical external blind details. Please can you provide a window head detail of the external blind with its building context (i,e, not in isolation), so that we can understand how the external blind would be installed on site.
Part O	Applicant has provided a localised analysis to show the reduction in solar gain through the use of internal blind.	TM59 allows the use of internal blinds as an overheating mitigation measure; however Part O does not.

	For a south-facing bedroom, the solar gain with the internal Venetian blind, there is 69% reduction in solar gain compared to the baseline.	Applicant needs to demonstrate the proposed development without internal blinds can still pass Part O and not resorting to use active cooling. Please also confirm if there are proposed changes to the ventilation rates without internal blinds?
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Demonstrating the mandatory pass for DSY1 2020s			
Domestic: CIBSE TM59	Predominantly naturally ventilated (for first two scenarios) and Predominantly mechanically ventilated (for the last scenario)		CM comments
	Number of habitable rooms pass TM59	Number of corridors pass	Noted.
Baseline – Close windows and no mechanical ventilation			
DSY1 2020s	0/105	0/4	
Baseline + mitigation strategy 1 (External blinds and internal blinds)			
DSY1 2020s	0/105	0/4	
Baseline + mitigation strategy 2 (External blinds and internal blinds + Mech. Ventilation)			
DSY1 2020s	105/105	4/4	

Modelling of mitigation measures required to pass future weather files	
Applicant's response	CM comments
The modelling results of Baseline + mitigation strategy 2 have demonstrated the development has passed all criteria	Noted.

under weather file DSY 2 and 3 2020s, DSY 1 2050s and DSY 1 2080s.	
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Responsibility for overheating risk mitigation	
Applicant's response	CM comments
The operational responsibility for mitigation overheating risks in communal areas will rest with the landlord. Residents will be responsible for managing overheating risks within their dwellings.	Noted.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition c27(a). The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 13/06/2025

Documents submitted

- MB_VL_P22-2562_10TN Rev B - Overheating Assessment - Design Stage – Technical Note (dated 29th of May)

Response

Confirmation on which windows the external shutters will be installed				
	Applicant's response (OH rev A - April 2025)	CM comments (dated 28/05/2025)	Applicant's response (TH Rev B)	CM comments (current)
Scope	Approved planning scheme: External blinds were proposed for all bedroom windows. Current application: The applicant has now removed the provision	The external shading has been highlighted very clearly as part of the overheating mitigation strategy in the planning committee of the original approved scheme (see extract in the cell below). It is very disappointing to hear applicant is proposing to omit majority of	Applicant has reattached Appendix O Architecture Statement.	Our previous comments dated 28/05/2025 has taken into account of the architecture statement when it was first presented. To clarify our comments: With regret, we have accepted the external blinds on the existing building cannot be implemented.

	of external blinds on all bedroom located on external elevations due to technical and heritage constraints. To these locations, internal Venetian blinds will be provided instead. Current application: External blinds will only be installed to the internal elevation windows or bedrooms and south-facing kitchen / living rooms, specifically in units MH2, MH3 and MH4.	the external shading in the current application. Existing building: It is regrettable that the external blinds cannot be implemented as per the approved planning scheme. The feasibility of this should have been investigated in the planning stage when there was more design flexibility to explore suitable options for the existing building balancing different considerations including heritage. New builds: However the justification is insufficient to demonstrate the external blinds cannot be installed in the new build blocks. There are discreet external shading options that can be integrated with modern minimalist design. Applicant should explore external blind options while taken into account of heritage considerations fully. Applicant to clarify the rationale of deciding the external blind locations. For example, why the windows in North elevation in Block A where solar gain is limited would be provided with external blinds.	Applicant has clarified the north elevation of Block A will be replaced with internal Venetian blinds.	However, we considered the justification for omitting the external blinds to <u>the new build blocks</u> insufficient. Applicant should explore “heritage sensitive” external blind options for the new builds. There are options of external blinds which can be fully hidden (including the housing of the blind) within the window head.
Specifications	External blinds: Warema Cord-Guided External Roller Blind by	Thank you for providing typical external blind details.	No response.	Await applicant to provide the relevant details.

	Waverley Blinds UK; heat reflectance 85%; Fabric – Silver Screen®-202ED01 White Internal blinds: Internal venetian blinds by Luxaflex UK; Heat reflectance: 62%; Fabric colour – cotton)	Please can you provide a window head detail of the external blind with its building context (i.e, not in isolation), so that we can understand how the external blind would be installed on site.		
Part O	Applicant has provided a localised analysis to show the reduction in solar gain through the use of internal blind. For a south-facing bedroom, the solar gain with the internal Venetian blind, there is 69% reduction in solar gain compared to the baseline.	TM59 allows the use of internal blinds as an overheating mitigation measure; however Part O does not. Applicant needs to demonstrate the proposed development without internal blinds can still pass Part O and not resorting to use active cooling. Please also confirm if there are proposed changes to the ventilation rates without internal blinds?	Applicant has confirmed their current model has not included Internal blinds, and that all rooms pass the OH assessment without the need for active cooling or increased ventilation rates as currently proposed. And they have confirmed that internal blinds will be incorporated into the design and construction phase.	Noted.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition c27(a). The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 03/02/2026

Documents submitted

- Email correspondence dated 26/01/2026

Response

The applicant has stated that their current strategy remains as to only apply external blinds to the courtyard-facing elevations, and to omit all the external blinds from street-facing elevations which were proposed in the consent scheme.

Although attempts have been made to ensure the development is delivered in line with the approved plans, upon further discussion on heritage and overheating risk, the external shading plan as currently proposed is understood to be delivered.

Conclusion

We have no further comments on this application to discharge planning condition 27(a).