



Officer Report

Application Number:	HGY/2025/0101
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 27a - (Overheating Report - partial discharge part (a) only) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	17/10/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Carbon comments dated 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).

3. ANALYSIS/ASSESSMENT

Condition 27a (Overheating) reads:

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.

Officers have reviewed the applicant's submitted external shading plan and statement following discussions on heritage and overheating risk and is satisfied to recommend the partial discharge of Condition 27 (Overheating) relating to part a ONLY.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 27a ONLY

Informatives:

The applicant is advised that condition 27 has only been discharged in part (12(a) only - Overheating) and further details are required to be submitted in order to formally discharge condition 27 in full.