

Addendum

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Planning Sub Committee 29th November 2022**ADDENDUM REPORT****UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7**

Reference No: HGY/2022/2250	Ward: St Ann's / Seven Sisters
Address: Land Rear Of, 2-14, Kerswell Close, London, N15 5RP	
Proposal: Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.	

1. CORRECTIONS AND CLARIFICATIONS IN THE MAIN REPORT**1. Tenure:**

- Reference in the officer's report is made to the delivery of new homes for Council rent or affordable homes for rent (paras - 1.2, 3.1.1, 3.1.2, 6.2.17, 6.2.29, 6.7.5, 6.7.6, 6.16). For clarity, the application proposes new homes for Social Rent a form of General needs low cost rented housing in accordance with the Council's Housing Strategy and local planning policy

2. Trees:

- Para 6.16, 23 new trees are proposed not 20.

3. Sustainability

- Paras 6.9.5 and 6.9.9- the total carbon reduction is 97.5%, not 98.4% on site and 100.2% for the residential element and not 100.4% (following final Carbon Management comments)
- Para 6.9.9- Carbon off-set contribution should state £1,995 not £2,850

4. Adult Care Hub:

Para 6.2.25 The Adult Care Hub is 94 sqm not 90 sqm

5. Sunlight/daylight:

- Para 6.7.12 explains that daylight and sunlight studies have been undertaken and that the study is based on the numerical tests laid down in the relevant Building Research Establishment (BRE) guidance. For clarification, studies (within the development – not neighbour impact) were undertaken in respect to the old BRE Guidance 2011 and the new BRE Guidance.

6. Obligations:

7. Para 6.9.9 - Carbon offset contribution should state £1,995 not £2850 following Carbon Management's recent comments.
8. 'Improving signage for cyclists' to be omitted

2. CONDITIONS

Conditions:

9. Condition 4 to read:
The development hereby approved shall be constructed in accordance with the Energy Statement prepared by XCO2 delivering a minimum **97.5%** improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 31.5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum **97.5%** reduction in SAP2012 carbon factors, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp);
- Confirm the Energy Use Intensity and space heating demand as calculated in Passivhaus Planning Package;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

10. Condition 5 to read:

Prior to ~~commencement of development above ground works~~, a revised overheating model and report shall be submitted to and approved by the Local Planning Authority, based on the acceptable principles and taking into account any detailed design changes. The model will assess the overheating risk in line with CIBSE TM52 and TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) for the residential units and Adult Care Hub and demonstrate how the overheating risks have been mitigated and removed through design solutions.

This report will include:

- Reconfirmed details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided;
- Specification and location of the acoustic ventilation panels (relating to acoustic attenuation and security), any shutters (if proposed), MVHR, cooling coil (if proposed for the hub);
- Modelled pipework heat losses from the communal heating system;
- A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming 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) and include any replacement / repair cycles and the annual running costs for the occupiers.

These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained (through a like-for-like in specification) thereafter for the lifetime of the development.

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.

11. Condition 7 to read:

(a) Prior to ~~the commencement of development above ground works~~, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to ~~the occupation of development above ground works~~, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

12. Condition 8 to read:

~~No development shall take place until~~ **Prior to above ground works** further details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority, these shall include full dimensional details, installation specifications for the systems proposed, spacing's, manoeuvring area, security and weather protection. The development shall not be occupied until a minimum of 48 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017

13. Condition 16 to read:

~~No development shall take place until~~ **Prior to above ground works** a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

14. Condition 23 to read

~~Prior to the occupation~~ **Prior to above ground works** of the relevant building, an assessment should be provided to be approved in writing by the Council which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

- explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;

- explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
- calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan;
- provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- such other information reasonably requested by the Council.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

15. Additional Condition: Architect retention.

The applicant must ensure that the project architect (newground Architects) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

16. Additional Condition: Resident Satisfaction

No later than 12 months after the first occupation of the development hereby approved a Resident Satisfaction Survey shall be undertaken and the results reported to the Local Planning Authority. The survey shall seek the views of residents in relation to the quality, functionality, useability and management of the development and set out any measures to address issues thereafter.

Reason: To ensure the quality of the housing design and layout in accordance with Policy DM12 of the Development Management DPD 2017.

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ADDENDUM REPORT**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8**

Reference No: HGY/2022/1833	Ward: Hermitage & Gardens
Address: St Anns General Hospital, St Anns Road, London, N15 3TH	
Proposal:	
Hybrid Planning Application for:	
<p>(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;</p> <p>(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan);</p> <p>(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.</p>	

Additional Consultation Responses from Local Residents and Groups

15 additional consultation responses have been received since the publication of the committee report on 21st November 2022, from local residents and the following local groups:

- Haringey Cycling Campaign
- Haringey Living Streets
- Haringey Clean Air Campaign
- Chestnuts Primary School Council
- Gardens Residents Association

These comments raise no new material planning considerations that have not already been considered as part of the main committee report or responded to within the attached appendices.

Many comments have been received in respect of the impact of construction and demolition works on Chestnuts Primary School. So to clarify this issue, the new

access road opposite the school would not be available to use until part way through the construction phase of the development at the earliest. The applicant has been advised to avoid using this access road if possible. The new access road would not be used by construction vehicles once Phase 1A is occupied. Vehicles relating to demolition works would not use this access road as shown in the approved demolition works plans. Details of construction works are to be agreed at a later date through a planning condition and an amendment to Condition 10 (see above) would ensure that Chestnuts Primary School is fully considered as part of any construction logistics plan. Dust from construction works would also be controlled by Condition 13 so as not to adversely affect nearby residents or other sensitive uses such as schools.

Additional Consultation Response from External Consultees

Full details of the below comments are available to view on the Council's planning register.

NHS – summary of additional response:

Minimum contribution required to increase healthcare capacity within the existing buildings in the local area is £150,000. In the longer-term, discussions regarding further expansion of capacity in this part of the borough are required.

Council comments:

The Council has secured an increased contribution of £150,000 towards local healthcare improvements, which is considered a reasonable and proportionate contribution for this application.

London Borough of Hackney - summary of additional response:

Hackney request that the development connections to any future heat network in this area and are investigating connecting their own heat network to Edmonton, potentially via this development. Hackney would prefer the development to utilise a gas boiler/air source heat pump interim heating solution to ensure the development has the optimum possible carbon and cost performance.

Council comments:

The applicant wishes to minimise the use of fossil fuels on site and has therefore selected an air source heat pump/electrode boiler option instead of gas boilers. This is a more costly option than using gas boilers as a temporary measure before the development connects to the district energy network; which the applicant has committed to pending further discussions and investigations. The applicant acknowledges the extra costs and has committed to providing the additional abortive costs to the Council as a connection charge to the DEN should this be available to connect to in the future.

Amendments to the Committee Report

Summary of Informatives List now reads as follows:

- 1) Proactive statement

- 2) CIL
- 3) Signage
- 4) Naming and numbering
- 5) Legal agreements
- 6) Hours of working
- 7) Party Wall Act
- 8) Asbestos survey
- 9) Designing out crime
- 10) Highway protection
- 11) Sewer network
- 12) Network rail

Additional Condition added to **Summary of Conditions List**

79) District energy network connection

Revised Heads of Terms (changes in ***bold and italics***):

- 1) Provision of 60% affordable housing across all phases
 - a. 39% (239) affordable housing in Phase 1A
 - i. 40% (38) London Affordable Rent homes to be provided as older adults accommodation by the Council
 - ii. 60% Intermediate homes (22 London Living Rent and 34 Shared Ownership)
 - b. Affordable housing phasing plan for the outline component to be submitted with the reserved matters application for Phase 1B. The plan shall include details of:
 - i. NHS key worker housing provision
 - ii. Community-led housing provision
 - iii. How the Council shall have first option to purchase **50% (up to 161)** London Affordable Rent units to be provided as Council rented accommodation
 - iv. London Living Rent housing provision
 - v. Shared Ownership housing provision
 - c. Early-stage viability review***
- 2) Non-Residential and Meanwhile Uses Plan
 - a. Details of non-residential uses to be confirmed
 - i. Minimum **225sqm** of affordable workspace to be provided at maximum 50% of market rate for **15 years** aimed at local creative entrepreneurs and businesses

- ii. Affordable workspace to be provided in accordance with the applicant's affordable workspace vision strategy
 - iii. Minimum of 2,000sqm of workspace to be provided overall
 - iv. Details of community space provision to be confirmed
 - v. Small supermarket (Class E) shall be provided in Phase 3
 - vi. Details of cultural strategist and/or workspace provider**
- b. Details of meanwhile uses to be confirmed
- i. Applicant shall investigate the potential for existing buildings within Phases 2 and 3 to be made available for meanwhile uses prior to their demolition
 - ii. Best endeavours shall be made to ensure buildings within Phases 2 and 3 are retained and made available for meanwhile uses by the local community for as long as possible

13) Connection to a Future District Energy Network (DEN)

- a. Deliver a single site-wide connection point**
- b. Connect each phase of the development to the DEN, if feasible *and the offer to connect is commercially viable and on fair and reasonable terms***
- c. Payment of a charge to connect to the DEN *based on avoided costs arising from the connection***
- d. Provision of a *preferred* heating strategy fall-back option if connection to the DEN is not feasible for each phase**
- e. *The preferred fall-back heating strategy shall maximise the scope for avoided spend***
- f. *If the developer chooses another strategy that does not create the same level of avoided costs, they shall still pay the connection charges if they have followed a fall-back strategy which maximises avoided costs***

14) Energy Plan

- a. An *updated energy plan* is to be provided *prior to the commencement of each phase***
- b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target**
- c. Estimate of the carbon offset figure is £841,605 (*based on an air source heat pump scenario*) for the whole development which is to**

be reviewed once the amended **energy plan** has been reviewed by the Council **by phase**

- d. Amended energy statements to be provided on a phase-by-phase basis and appropriate carbon offset contributions to be provided on agreement of each energy statement
- e. **Submit a Sustainability Review confirming the as-built details of the development that is to be provided on first occupation of each block**

20) Other Financial Contributions

- a. Contribution towards improvement of health services in the local area **of £150,000**
- b. Contribution towards local policing £70,905.61

Amendments and clarifications to main body of committee report

Paragraph 3.3 contains a reference to demolition of buildings being secured as part of the outline phase when this is part of the detailed planning application. Amended wording as follows (reference to demolition removed):

Outline planning permission is sought for development within Phases 1B, 2 and 3, which ~~includes the demolition of existing buildings~~ the erection of up to 756 new residential properties (Use Class C3) and the provision of up to 945sqm of new non-residential space within Use Classes E, F1 and F2. Outline planning permission is also sought for other works within Phases 1B, 2 and 3 including the provision of pedestrian and cycle access points, new landscaping and vehicle and cycle parking spaces. Detailed approval is sought for matters of access only. Matters of appearance, landscaping, layout and scale are reserved for consideration at a later date.

Paragraph 3.4 contains references specific numbers of homes being provided when, as this is a hybrid application of four phases with three outline elements, the numbers should be referred to as potential maximums. Amended wording as follows (changes in **bold**):

*The proposed development masterplan includes new buildings of between three and nine storeys in height laid out around an extended Peace Garden in the centre of the site. 60% (**up to 595**) of the 995 new residential properties **are proposed to be affordable homes**. 54% of the affordable homes **are expected to be provided at affordable rent levels**. The Council has first option on **50% of these affordable rent homes (up to 161)**. 38 homes in Phase 1A would be provided as specialist 'older adults' accommodation.*

Paragraph 4.2 states that there have been three QRP Reviews when there have been four. Amended wording as follows (changes in **bold**):

The scheme has been presented to Haringey's Quality Review Panel on **four** occasions. The Panel's written responses are attached in Appendix 6.

Paragraphs 6.51 to 6.54 contains references specific numbers of homes being provided when, as this is a hybrid application of four phases with three outline elements, the numbers should be referred to as potential maximums. Amended wording as follows (changes in **bold**):

*The overall development proposal includes a range of tenures as described in the table below. **These figures below are maximums as up to 756 homes are within the outline elements of this hybrid application which is yet to be fully designed. Nevertheless, the principle of the percentages below would be secured within the legal agreement associated with this application to ensure the development would provide the proportions of housing and affordable housing as described below:***

Housing Type	No. of Units (%)	Affordable Tenure (% of Affordable)
Private Sale	400 (40%)	N/A
Shared Ownership	120 (12%)	Intermediate (46%)
London Living Rent	73 (7%)	
Community Housing (LLR)	58 (6%)	
NHS Staff Housing (LLR)	22 (2%)	
London Affordable Rent	284 (29%)	London Affordable Rent (54%)
Older Adults' Housing (LAR)	38 (4%)	
Total	995	100%

*The proposed maximum of 995 new homes would be split into **up to 400** homes for the private market and **up to 595** affordable homes, which is an **indicative** overall provision of 59.8% affordable housing by unit (60.2% by habitable room). This is a substantial amount of affordable housing that significantly exceeds the Council's Borough-wide target of 40% on this individual site, and which also exceeds the Mayor of London's affordable housing target for public sector land of 50%.*

*The affordable housing would be **indicatively** provided as 46% intermediate and 54% London Affordable Rent (**subject to later reserved matters applications**). This is close to the Council's target affordable split of 60% general needs low cost rented housing (which includes London Affordable Rent) and 40% intermediate housing as described in the Council's Housing Strategy Appendix C (March 2019). As such, the affordable housing split is considered acceptable in the circumstances given the high overall provision of affordable housing within the development and the substantial provision of low-cost rented housing overall.*

*In total, **up to** 322 new homes would be provided as London Affordable Rent homes, which is **an indicative** 32% of the overall number of homes. The Council has first option to acquire 50% (**up to** 161) of the proposed London Affordable Rent homes, including the older adults' housing, which means that **up to** 123 homes (**an indicative** 12.3% of the total number of homes) across the development could be provided as Council-rented homes. Catalyst would deliver all remaining affordable homes across the site.*

Paragraph 6.56 has been amended to clarify that the household income cap for London Living Rent properties is £60,000, not £90,000 (changes in **bold**):

*The London Living Rent homes are an intermediate tenure offered on minimum three-year tenancies and are deemed 'genuinely affordable' by the Mayor of London. Residents are expected to transition from this rental arrangement into shared ownership of the property within ten years. The London Living Rent properties would have household income caps of **£60,000** which would accord with the Mayor of London's housing eligibility requirements.*

Paragraphs 6.57 and 6.58 have been amended to clarify that community and NHS key worker homes would be split and provided over several phases (changes in **bold**):

*Up to 58 'community-led' homes would be provided, with the exact number determined by a tender process which is still ongoing. The GLA will select a community organisation with the capacity and experience to acquire and manage these homes. If an organisation cannot acquire or manage all or any of the 58 community homes, then those homes not managed by a community organisation would be provided as London Living Rent homes and managed by Catalyst. These homes would be located in Phase 1B **and Phase 2**.*

*The NHS Trust would have nomination rights over **up to** 22 London Living Rent homes for a period of ten years which will allow key worker NHS staff to occupy these properties. These homes **are expected to be provided** in both **Phase 1A (as part of the wider London Living Rent provision)** and Phase 3.*

Updated List of Conditions and Informatives**New Informatives** (informatives after these re-numbered as appropriate)

6.	The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.
7.	The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Updated and New Conditions

Condition 2:

All drawings remain the same apart from the 'Drawings – Illustrative' list and 'Documents' list which are amended as follows (changes in **bold**):

N15301-KCA-ZZ-00-DR-A-09999 Sitewide, Proposed Basement Floor Plan
N15301-KCA-ZZ-00-DR-A-10000 Sitewide, Proposed Ground Floor Plan
N15301-KCA-ZZ-01-DR-A-10001 Sitewide, Proposed First Floor Plan
N15301-KCA-ZZ-02-DR-A-10002 Sitewide, Proposed Second Floor Plan
N15301-KCA-ZZ-03-DR-A-10003 Sitewide, Proposed Third Floor Plan
N15301-KCA-ZZ-04-DR-A-10004 Sitewide, Proposed Fourth Floor Plan
N15301-KCA-ZZ-05-DR-A-10005 Sitewide, Proposed Fifth Floor Plan
N15301-KCA-ZZ-06-DR-A-10006 Sitewide Proposed Sixth Floor Plan
N15301-KCA-ZZ-07-DR-A-10007 Sitewide, Proposed Seventh Floor Plan
N15301-KCA-ZZ-08-DR-A-10008 Sitewide, Proposed Eighth Floor Plan
N15301-KCA-ZZ-09-DR-A-10009 Sitewide, Proposed Roof Plan
N15301-A&S-ZZ-ZZ-DR-L-40001 Illustrative Masterplan-Existing Tree Plan
N15301-A&S-ZZ-ZZ-DR-L-40002 Illustrative Masterplan-Urban Greening Factor Plan
N15301-AWA-ZZ-00-DR-U-96018 District Heating Site Services Layout Rev. S1 P02
N15301-A&S-ZZ-ZZ-DR-L-40003 Illustrative Masterplan Tree planting plan

Arboricultural Impact Assessment, Design & Access Statement – Volume 1, Design & Access Statement – Volume 2 – Landscape, Access Statement, Planning Statement, Health Impact Assessment, Design Code Rev. C02, Internal Daylight & Sunlight Report dated October 2022, Daylight & Sunlight Report, Environmental Statement Volume 1, Environmental Statement Volume 2, Environmental Impact Assessment Non-Technical Summary, Fire Strategy Report,

*Fire Statement, Energy Statement dated October 2022, Circular Economy Statement, Contaminated Land Assessment, Flood Risk Assessment and Drainage Strategy Report, Whole Lifecycle Carbon Assessment, Sustainability Statement, Pre-Demolition and Pre- Refurbishment Audit, Operational Waste Management Strategy, Site Waste Management Plan, Car Parking Management Plan, Transport Assessment, Construction Logistics Plan, Framework Residential Travel Plan, Delivery and Servicing Plan, Phase 1A Refuse Stores, Demolition Environmental Management Plan, Demolition and Construction Logistics Plan (Phase 1A/1B), **Desktop Wind Microclimate Assessment, Utilities Report.***

Condition 8:

Demolition works methodologies within Phases 1A and 1B have been agreed by the Council's Pollution and Transportation Officers and amendments to this condition made to reflect the fact this information is now agreed (changes in **bold**):

Demolition within Phase 1A and 1B for the development hereby approved shall be completed in accordance with the Demolition and Construction Logistics Plan (Phase 1A/1B) document submitted with the application. No development shall take place in any **other** Phase of the development until a Detailed Demolition Logistics Plan (DLP) in relation to that Phase of works has been submitted to and approved in writing by the Local Planning Authority for that Phase. The plan shall conform with Transport for London's Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police, and shall include the following details:

- i) Site access and car parking arrangements;*
- ii) Delivery booking systems;*
- iii) Demolition and / or Construction phasing and agreed routes to/from the development for lorry routing;*
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);*
- v) Travel plans for staff/ personnel involved in construction;*
- vi) Crane Lifting Management Plan (CLMP);*
- vii) Crane Erection and Dismantling;*

Once agreed the development shall be completed in accordance with the approved details.

Condition 9:

Demolition works methodologies within Phases 1A and 1B have been agreed by the Council's Pollution and Transportation Officers and amendments to this condition made to reflect the fact this information is now agreed (changes in **bold**):

(a) Demolition within Phase 1A and 1B for the development hereby approved shall be completed in accordance with the Demolition Environmental Management Plan document submitted with the application. No development other than investigation works shall **take place** in any other Phase of the development until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning

Authority.

(b) The DEMP shall provide details of how demolition and construction works respectively in the relevant Phase are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;*
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;*
- iii. Details of plant and machinery to be used during demolition/construction works;*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of the waste management strategy;*
- vi. Details of community engagement arrangements;*
- vii. Details of any hoarding/ acoustic hoarding;*
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- ix. Details of external lighting;*
- x. Details of infrastructure protection measures*
- xi. Interim way finding signage*
- xii. Details of any other standard environmental management and control measures to be implemented.*

(c) the DEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds and roosting bats. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(d) Demolition and construction works shall only be carried out in a Phase in accordance with an approved DEMP for that Phase.

Condition 10:

This condition has been amended to ensure that the arrangements for the usage of the site access opposite Chestnuts Primary School during construction works is fully considered at condition stage (changes in **bold**):

No development (aside from demolition and preparatory works) shall take place in any Phase of the development until a Detailed Construction Logistics Plan (CLP) in relation to that Phase of works has been submitted to and approved in writing by the Local Planning Authority for that Phase. The plan shall conform with Transport for London's Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police, and shall include the following details:

- i) Site access (**where feasible, minimising the use of the Site Access opposite Chestnuts Primary School**) and car parking arrangements;*
- ii) Delivery booking systems;*
- iii) Construction phasing and agreed routes to/from the development for lorry routing;*
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);*

- v) Travel plans for staff/ personnel involved in construction;
- vi) Crane Lifting Management Plan (CLMP);
Crane Erection and Dismantling;

Condition 12:

Condition amended to ensure target is clear (changes in **bold**)

- a) *Prior to the first occupation of each Phase, relevant part of each building or Phase or its first use, 'Secured by Design' **minimum Silver** certification shall be obtained for such building or part of such Phase or its use and submitted to the Local Planning Authority for its written approval. Thereafter all features are to be retained.*

Condition 28 (a):

Trigger point of condition amended and rewording to make clear that the Energy Strategy will be a revised version (changes in **bold**):

*(a) Prior to the commencement of **above ground works** to Phase 1a, a **Revised Energy Strategy** shall be submitted to and approved by the Local Planning Authority. This shall be based on the approved Energy Strategy prepared by XCO2 (dated October 2022), delivering as a minimum a 76.1% (new build) and 56.6% (refurbishment) improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, a low-carbon heating strategy, and a minimum 178 kWp solar photovoltaic (PV) array. The strategy will set out:*

- *Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
 - *Confirmation of achieving the highest possible fabric improvements, aiming for a minimum reduction of 26% reduction under Be Lean;*
 - *Specifications, location, pipework routes for the proposed heating and ventilation strategies;*
 - *Confirmation of the space heating demand of the retained and new buildings;*
 - *Air tightness testing results and strategy to improve air tightness in the existing buildings;*
 - *Strategy to reduce thermal bridging and insulation of existing buildings;*
 - *Confirmation that the two large retained buildings will be connected to the Phase 1a energy network;*
 - *Confirmation and details of how Phase 1a will form part of a site-wide network in future phases;*
 - *How the solar PVs have been maximised on Blocks A, C and D, and the retained buildings;*
 - *The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout);*
 - *A metering strategy.*

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Condition 29:

Trigger point of condition amended and rewording to make clear that the Overheating Model will be a revised version (changes in **bold**):

*Prior to the commencement of **above ground works** to Phase 1a, a **Revised Overheating Model** and report shall be submitted to and approved by the Local Planning Authority, based on acceptable principles as approved, taking into account any detailed design changes and responding the outstanding actions at application stage. The model will assess the overheating risk in line with CIBSE TM52 and TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) for the residential units and demonstrate how the overheating risks have been mitigated and removed through design solutions.*

This report will include:

- *Reconfirmed details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided;*
- *Specification of mitigation measures;*
- *Modelled pipework heat losses from the communal heating system that comply with CP1 2020, reducing the heat losses to reduce energy demand of extract ventilation in corridors;*
- *A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming 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) and include any replacement / repair cycles and the annual running costs for the occupiers;*
- *Submit a clearer annotated plan and a list of the modelled dwellings, making it clear what building they are in and ensuring all habitable rooms have easy- to-identify numbers. Set out what number of dwellings are modelled per block.*
- *Specification and visual appearance of the proposed security shutters, and any further external shading measures proposed.*

These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained (through a like-for-like in specification) thereafter for the lifetime of the development.

Condition 47:

Trigger point of condition amended (changes in **bold**):

*Prior to the first occupation of each **block with an internal courtyard**, details of Courtyard Access Control Arrangements describing the detailed management of public and private access to the proposed landscaped courtyard areas within the relevant Phase, including appropriate safeguards in case of damage or lack of*

functionality, shall be submitted to the Local Planning Authority for its written approval. Details shall include information on access point design, layout, management and maintenance, and rapid repairs in case of non-functionality. Once approved, works shall be implemented in accordance with the approved details and retained as such thereafter.

Condition 51:

Condition amended to enable flexibility in discussions at condition stage (changes in **bold**):

The applicant shall submit a Car Parking Management Plan for Phase 1A to the local planning authority for its written approval prior to the occupation of the relevant Phase which must include details of the allocation and management of the on-site car parking spaces including all accessible spaces car parking spaces which shall be allocated in the following order (and shall not be sold):

Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.

Condition 55:

Condition amended to ensure that if T47 black mulberry needs to be removed that this is replaced with a new tree of an appropriately high quality (changes in **bold**):

Notwithstanding the details submitted as part of the application, three months prior to the beginning of relevant works in Phase 1A, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) Hard surfacing materials;*
- ii) Children's play areas and equipment;*
- iii) Boundary treatments*
- iv) Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development*
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);*
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);*
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;*
- viii) If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species;***
- ix) Written specifications (including cultivation and other operations) associated*

with plant and grass establishment; and

x) Implementation programme.

xi) Long term management

xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team);

xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards.

The development within Phase 1A shall thereafter be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

Condition 59:

Trigger point of condition amended (changes in **bold**):

*Prior to the first occupation of **each block within** Phase 1A of the development hereby approved, an updated Fire Strategy Statement to include the following additional details for all building within Phase 1A: where fire and rescue service pumping appliances are to be sited; the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including provisions for the evacuation of mobility impaired residents and details of how the strategy would be communicated to residents; adequate firefighting water supply; how the FSS would be managed, updated and monitored as required, shall be submitted to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.*

Condition 60:

Condition amended to become a compliance condition as the FRADS has already been considered acceptable (changes in **bold**):

Prior to the first occupation of Phase 1A the surface water drainage works within that Phase shall be completed in accordance with the Flood Risk Assessment and Drainage Strategy hereby approved. The drainage works shall be retained and maintained as appropriate thereafter.

Condition 61:

Condition amended for clarity purposes (changes in **bold**):

No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following:

a) appearance

b) landscaping

c) layout; and

d) scale

(hereinafter referred to as the "reserved matters") in relation to that part of the

*Development have been submitted to and approved in writing by the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in **Condition 61**.*

Condition 63:

Condition amended for clarity purposes (changes in **bold**):

*Each application for Reserved Matters submitted pursuant to **Condition 61** shall contain the information set out in the Reserved Matters Compliance Statement included at Annex 1 of this Decision Notice.*

Reason: To ensure that the development is undertaken in accordance with the plans and documents approved herein

Condition 66:

Condition amended as the slight exception on aisle widths against the requirements of the LCDS has been accepted by the Council's Transportation Officer (changes in **bold**):

*Each reserved matters application shall include details of long and short-stay cycle parking provision, for both residential and non-residential elements of the development, in line with the London Plan (2021) standards and the London Cycle Design Standards (**excepting aisle width requirements which may be deviated from with reasonable justification**).*

Condition 68:

Condition amended to ensure that if T47 black mulberry needs to be removed that this is replaced with a new tree of an appropriately high quality (changes in **bold**):

*Each reserved matter(s) application for landscaping shall include details **where appropriate** of:*

- i) Hard surfacing materials;*
- ii) Children's play areas and equipment;*
- iii) Boundary treatments;*
- iv) Any relevant SuDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development;*
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);*
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);*
- vii) Planting plans and a full schedule of species of new trees and shrubs*

- proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;*
- viii) Any food growing areas and soil specification:*
 - ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment;*
 - x) If T47 black mulberry is damaged during the relevant construction and associated works and needs to be removed this shall be replaced with a high-quality tree of an appropriate size, standard and species;***
 - xi) Implementation programme;*
 - xii) Long term management;*
 - xiii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team); and*
 - xiv) A written statement outlining how the potential for urban greening has been maximised, in line with London Plan and Urban Greening Factor benchmark targets.*
 - xv) what measures will be delivered to the relevant external amenity area(s) that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.*
 - (b) The external landscaping and SUDS features shall be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.*

Condition 71:

Condition amended to enable flexibility in discussions at condition stage (changes in **bold**):

The applicant shall submit a Car Parking Management Plan for Phase 1A to the local planning authority for its written approval prior to the occupation of the relevant Phase which must include details of the allocation and management of the on-site car parking spaces including all accessible spaces car parking spaces which shall be allocated in the following order (and shall not be sold):

Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.

Condition 72:

Condition amended to clarify that green roof information is only required to be submitted at reserved matters stage where this is relevant (changes in **bold**):

*Each reserved matter(s) application for appearance and landscaping shall include where applicable **and appropriate**:*

- a) full details of any living roofs or walls. The roofs/walls shall be planted with flowering species that provide amenity and biodiversity value at different times of*

year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include:

- i. A roof plan identifying where the living roofs will be located;
- ii. A ground floor plan identifying where the living walls will be rooted in the ground, if any;
- iii. Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iv. Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;
- v. Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;
- vi. Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;
- vii. Roof plans and sections showing the relationship between the living roof areas, photovoltaic arrays and location of air source heat pumps and other plant; and
- viii. Management and maintenance plan, including frequency of watering arrangements.

The development shall thereafter proceed in accordance with the approved details.

b) Prior to the end of the first planting season following completion of each building hereby approved the living roof/wall for that building shall be provided in accordance with the approved details and retained thereafter.

Condition 73:

Condition amended to clarify that information of an appropriate level of detail only is required to be submitted at reserved matters stage (changes in **bold**):

*Each reserved matter (s) application for scale, layout and appearance shall be accompanied shall be accompanied by a Circular Economy Statement with an **appropriate level of detail** and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Draft Guidance dated September 2020, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.*

Condition 74:

Condition amended to clarify that information of an appropriate level of detail only is required to be submitted at reserved matters stage (changes in **bold**):

*Each reserved matters application shall be submitted with a Surface Water Drainage scheme **with an appropriate level of detail** for site that shall be approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.*

Condition 76(a):

Rewording to make clear that the Energy Strategy will be a revised version (changes in **bold**):

*(a) Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by a **Revised** Energy Strategy. This phase block shall achieve the minimum requirements in line with the most up to date planning policy framework at the time of submission and shall achieve no less than a reduction in carbon emissions of 76% (residential) compared to a Building Regulations Part L 2013 compliant building with SAP10 carbon factors, or higher where revised policy requirements are in place at the time of submission.*

The strategy will set out:

- *Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
- *How the development aims to achieve minimum carbon reductions at the Be Lean Stage of 26% for the domestic new build;*
- *Strategy to reduce thermal bridging;*
- *Confirmation and details of how the proposed phase will form part of a site-wide network in future phases;*
- *The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout);*
- *A metering strategy.*

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Within six months of first occupation by block, evidence that the solar PV arrays have been installed correctly shall be submitted to and approved by the Local

Planning Authority, including photographs of the solar array, installer confirmation, a six-month energy generation statement.

Condition 79 – new condition:

Prior to the commencement of the relevant block, details relating to the future pipework connection to the DEN must be submitted to and approved by the local planning authority. This shall include:

- 1. Details of the phased site wide community heating network in accordance with indicative drawing reference N15301-AWA-ZZ-00-DR-U-96018 District Heating Site Services Layout S1 P02, to demonstrate how this links with all phases and buildings of the development, and how this network can be accessed through a single connection point.*
- 2. Details of the proposed heat sources for the development in the absence of the DEN including*
 - a. Details of the proposed heat mix to include the chosen heating systems and ASHPs*
 - b. Details of the phasing of plant including how the chosen heating system will be installed*
 - c. Details of the Seasonal Coefficient of Performance (SCOP) of any heat pumps based on a dynamic hourly calculation of the system boundaries over the course of a year*
 - d. a detailed hourly analysis of how the heat pump will operate alongside any other heat sources such as electrode gas boilers being specified for the development including thermal stores demonstrating how electrode gas boilers will provide no more than 5% of the annual heat load and how the scheme as a whole will reduce reliance on the grid at peak periods through careful plant sizing and use of thermal storage*
 - e. the CO2 savings that are expected to be realised through the use of these technologies taking account of the grid's performance at different times*
- 4. Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.*
- 5. Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion*
- 6. A commitment to submit calculations via the Product Characteristics Database to secure better distribution loss factors in Building Regulation compliance calculations and to provide evidence that this has been done prior to occupation;*
- 7. A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;*

8. *Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;*
9. *Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;*
10. *Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;*
11. *Details of a future pipework route from the temporary boiler location to the plant room.*

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and SI3, and Local Plan (2017) Policies SP4 and DM22.

Annex 1:

Point 7 updated to state (changes in **bold**) to ensure adequate pipework information is secured through reserved matters applications:

*'Energy Statement (to include an updated **DEN Pipework Plan**) (not required for Public Realm RMAs)*