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12 July 2023

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Tuesday, 18th July, 2023

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

6. MINUTES (PAGES 1 - 30)

To confirm and sign the minutes of the Planning Sub Committee held on 11 May 2023, 5 June 2023 and 3 July 2023 as a correct record.

8. HGY/2022/2116 - HORNSEY POLICE STATION, 98 TOTTENHAM LANE, N8 7EJ (PAGES 31 - 46)

Attached appendix was omitted from the original agenda pack.

Yours sincerely

Felicity Foley, Committees Manager

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MINUTES OF MEETING

**Planning Sub Committee held on Thursday, 11th May, 2023, 7.00
- 8.30 pm**

PRESENT:

**Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), John Bevan,
Cathy Brennan, Lester Buxton, Luke Cawley-Harrison, Ajda Ovat,
Matt White and Alexandra Worrell**

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillors Bartlett and Dunstall.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES**RESOLVED**

To confirm and sign the minutes of the Planning Sub Committee held on 16 January 2023 and 6 February 2023 as a correct record.

7. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

8. HGY/2022/2731 - 44-46 HAMPSTEAD LANE, N6 4LL

Samuel Uff, Planning Officer, introduced the report for the demolition of existing dwellings and redevelopment to provide a 66-bed care home (Use Class C2);

associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees in rear; amended boundary treatment; and associated works.

Officers responded to questions from the Committee:

- There was no policy requirement for affordable housing provision within the care sector, as this was a different use class to conventional housing. The Planning Authority was therefore restricted in its' powers in terms of affordable housing for older people.
- The entrances to the site would have railings with hedgerows and planting, but with some permeability.
- The cost per bed within this development would be a determining factor in whether the Council would purchase a care package for a resident of the borough within this development, or place the resident out of the borough.

James Leof spoke in objection to the application on behalf of Compton Avenue Residents. Noted:

- The proposal did not comply with local policies – DM10 (unacceptable loss of family housing), DM15 (specialist forms of accommodation should be located near to good forms of transportation), SP12 and DM9 (loss of existing buildings in a Conservation Area), and SP1 (proposal should meet local development needs only).
- The proposed development was out of keeping with the residential character of the area, and there was a lack of local services, zero amenities and very poor public transport.
- There was limited parking in the local area, and an increase of 47 visitors to the site with only 7 spaces provided would impact hugely on the local area.

Matt Brewer spoke in objection to the application on behalf of the Courtenay Avenue Residents Association. Noted:

- There were significant issues with the proposal, and it did not comply with local planning policies.
- The site was located in a sensitive area, and the harmful impact of the demolition would be exacerbated by the overbearing scale of the proposed building.
- The scheme was at odds with the heritage context, character and appearance of the Conservation Area. There were no heritage benefits to outweigh the level of harm.

Shahabedin Jafari spoke in objection to the application. Noted:

- His property would be severely overlooked and overshadowed by the new development.
- No evidence had been provided in relation to a proper ground water flow assessment, and as Courtenay Avenue was on a deep slope, this could be a significant problem for the area.

The objectors responded to questions from the Committee:

- The new development would not outweigh the loss of two family dwellings in a Conservation Area. The need demonstrated in the application was for a borough-wide need, but this was in an area which should only provide significant development for local need.
- There was a hidden river which ran between the two roads – any recent basement developments had caused neighbouring gardens to flood, and remain flooded for some time afterwards.

The Applicant team - Stuart Minty, Agent (SM Planning) and Andy Goodchild (Project Architect) – addressed the Committee in support of the application. Noted:

- The new building would provide 66 units of accommodation, largely for older people with Alzheimer's, dementia and other neurological disorders.
- The footprint would be set back from the highway frontage, which would preserve the appearance of the building on its large plot. The scheme had been amended a number of times following feedback.
- There were no significant trees removed from the site and any trees removed would be replaced around the site.
- The applicant was fully committed to the Section 106 requirements.

The Applicants responded to questions from the Committee:

- Some of the bricks could be reused in the rebuild. It would not be possible to use the existing buildings as the existing layouts and ceiling heights were not suitable. The applicant also wanted to provide full height glazing, which would not fit with the existing façade.
- Four trees would be lost – one with moderate value, and three with low value. These would be removed in order to install the dementia friendly garden. Around 15 semi-mature trees would be replanted around the site. Condition 5, part j specified that any new trees should provide at least a net gain of tree canopy.
- Paragraph 6.8.1 of the report described the method of travel to work. It was anticipated that 40% of staff would drive to work, however these would be shift workers, so the Applicants were confident that the site could accommodate this level of parking.
- The operator of the facility currently operated 52 care homes nationally, so they understood the nature of the business well and would have a number of staff in place ready to work.
- There had been significantly fewer objections to this application than to the first application, and the Applicant felt that this was because they had used the feedback to address previous concerns raised.

Robbie McNaugher, Head of Development Management summed up the recommendations as set out in the report, and confirmed that there were no amendments or additions to these.

The Chair moved that the report be granted and following a vote with 9 in favour, 0 against and 0 abstentions it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
3. That the section 106 legal agreement referred to in resolution (1) above is to be completed no later than 24/05/23 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Summary Lists of Conditions, Informatives and Heads of Terms

1. Three years
2. Drawings
3. Materials
4. Boundary treatment and access control
5. Landscaping
6. Lighting
7. Site levels
8. Archaeological investigation
9. Secure by design accreditation
10. Secure by design certification
11. Land Contamination
12. Unexpected Contamination
13. NRMM
14. Demolition/Construction Environmental Management Plan
15. Construction Ecological Management Plan
16. Landscape Ecological Management and Maintenance Plan
17. Bird nesting protection
18. Arboricultural Method Statements
19. Tree Protection Plan

20. Landscape Plan and aftercare programme
21. Energy strategy
22. Sustainability strategy
23. Overheating
24. Living roof
25. BREEAM Certification
26. Qualified professionals (Basement development)
27. Movement monitoring (Basement development)
28. Construction Management Plan (Basement development)
29. Car Parking
30. Cycle Parking
31. Construction Logistics Plan
32. Internal layout – Stirling accreditation
33. Obscure glazing
34. Restriction to use class
35. Use of treatment Room
36. Treatment room hours of operation
37. Reservation system for visitors
38. Kitchen extract
39. Restriction to telecommunications apparatus
40. Satellite antenna
41. Fire safety
42. Plant noise
43. Piling Method Statement
44. Surface Water Drainage Condition
45. Sewage infrastructure
46. Details of generator room

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street Numbering
- 5) Sprinklers
- 6) Asbestos
- 7) Refuse contract
- 8) Secure by design
- 9) Archaeology
- 10) Thames Water underground assets
- 11) Water pressure
- 12) Ramps

Section 106 Heads of Terms:

1. NHS financial contribution of £152,283 to support local NHS resources.
2. Private healthcare arrangement offered to residents.

3. Site wide management plan
 - Treatment room – shell and core fit out;
 - Use to be determined in consultation with NHS and Haringey Council;
 - Use will only be permitted for 1 external appointment at a time.
4. Priority use for Haringey residents
 - Locally advertised;
 - Fast track to top of waiting list.
5. Carbon
 - Be Seen commitment to uploading energy data
 - Energy Plan and Sustainability Review
 - Offset Contribution of £63,327 (plus 10% management fee).
6. Travel Plan & Monitoring Contribution
 - Tube drop off and pick up;
 - Monitoring of travel plan contribution of £2,000 per year for a period of 5 years.
7. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
 - Provision of a named Employment Initiatives Co-Ordinator;
 - Notify the Council of any on-site vacancies during and following construction;
 - 20% of the on-site workforce to be Haringey residents during and following construction;
 - 5% of the on-site workforce to be Haringey resident trainees during and following construction;
 - Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
 - Provide a support fee of £1,500 per apprenticeship towards recruitment costs.
8. Monitoring Contribution
 - 5% of total value of contributions (not including monitoring);
 - £500 per non-financial contribution;
 - Total monitoring contribution to not exceed £50,000

The above obligations are considered to meet the requirements of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

5. That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (3) above, the planning permission be refused for the following reasons:
 - a. The proposed development, in the absence of a legal agreement securing 1) NHS financial contribution. 2) Site wide management plan for the C2 operation and ancillary treatment room and 3) Priority for Haringey admissions, would give rise to local stress on services. As such, the proposal is contrary to London Plan policy H13, policies SP14

and SP16 of Haringey's Local Plan 2017 and Development Management DPD Policies DM15.

- b. The proposed development, in the absence of a legal agreement securing implementation of a travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32, DM48 and Highgate Neighbourhood Plan Policies TR3 and TR4.
- c. The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
- d. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.

6. In the event that the Planning Application is refused for the reasons set out in resolution (5) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

9. UPDATE ON MAJOR PROPOSALS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

10. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

11. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 5 June 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

MINUTES OF MEETING

Planning Sub Committee held on Monday, 5th June, 2023, 7.00 - 9.06 pm

PRESENT:

Councillors: Barbara Blake (Chair), Nicola Bartlett, John Bevan, Cathy Brennan, George Dunstall, Scott Emery, Emine Ibrahim, Sue Jameson, Sean O'Donovan and Reg Rice

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

Apologies for absence were received from Councillor Worrell.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

Councillor Ibrahim declared an interest in respect of item 8 on the agenda, as the application was in her ward. She advised that she would leave the meeting whilst this item was considered.

Couuncillor Ibrahim advised that in respect of item 10, she was an Arsenal Football Club season ticket holder, but would consider the pre-application briefing with an open mind.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Planning Sub Committee held on 6 March 2023 and 24 April 2023 as a correct record.

7. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

8. HGY/2022/3846 - 30-36, CLARENDON ROAD OFF HORNSEY PARK ROAD, WOOD GREEN, LONDON, N8 0DJ

Valerie Okeyi, Planning Officer, introduced the report for Demolition of the existing buildings and construction of a part two, six, eight and eleven storey building plus basement mixed use development comprising 51 residential units and 560 sqm of commercial floorspace, with access, parking and landscaping.

The Chair invited the applicant team - John Woolstencroft (Stockwool Architects), Frances Young (DLP Planning) and Louise Willie (XCO2) to join the meeting.

Officers and members of the applicant team - - responded to questions from the Committee:

- There would be two Blue Badge spaces available, however the design allowed four additional spaces if required.
- This application only applied to the northern part of the wider master plan, and did not include the African Caribbean Cultural Centre.
- Landscaping would be maintained as part of the management of the building, which would be funded by the service charge. There was a condition around landscaping included.
- Condition 13 outlined the construction management plan, which contained two parts – a demolition environmental management plan, and a construction environmental management plan. Included in the Heads of Terms was an obligation for the applicant to provide for a construction logistics co-ordinator to work with the developer to ensure that the impact on local people was minimised.
- In regard to the safety of the open communal spaces in the building, the design included a 3 metre high barrier, along with soft landscaping which would discourage people from standing near the edge of these spaces.
- There would be four larger family units, of which two could possibly be converted into separate kitchen and dining areas, but this would likely not be feasible for most of the units.
- The development was broadly compatible in design with the wider surroundings, and would create a consistency within the whole of the adjacent Clarendon Square development. Darker bricks would be used on the base of the building, which would emphasise the commercial space. Lighter bricks would be used further up the building.
- Cycle parking would be a mixture of Sheffield and double stackers, and there would be a condition which set out the design and layout to ensure compliance with the London cycle design standard.
- There were 16 north facing windows – 13 were marginally affected, and 3 were beneath overhanging balconies.

- There hadn't been any discussions regarding Housing Associations at this stage.

Robbie McNaugher, Head of Development Management, summed up the recommendation as set out in the report, with an additional informative to explore the provision of separate kitchen and living areas for the family units.

The Chair moved that the recommendation, with the additional informative, be granted and following a vote with 10 in favour, 0 against and 0 abstentions, it was

RESOLVED

1. To GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to an agreement providing for the measures set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability to make any alterations, additions or deletions to the recommended measures and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
3. That the agreement referred to in resolution (1) above is to be completed no later than 05/07/2023 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in his sole discretion allow; and
4. That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Summary Lists of Conditions, Informatives and Heads of Terms

Conditions

- 1) Three years
- 2) Drawings
- 3) Materials
- 4) Boundary treatment and access control
- 5) Landscaping
- 6) Lighting
- 7) Site levels
- 8) Secure by design accreditation

- 9) Secure by design certification (commercial)
- 10) Unexpected Contamination
- 11) NRMM
- 12) Air Quality
- 13) Demolition/Construction Environmental Management Plan
- 14) Land Contamination
- 15) Arboricultural Impact Assessment
- 16) Cycle parking
- 17) Delivery and Servicing Plan
- 18) Piling Method Statement
- 19) Satellite antenna
- 20) Restriction to telecommunications apparatus
- 21) Piling Method Statement
- 22) Architect retention
- 23) Soil investigation from the site itself
- 24) Unexploded (UXO) bombs survey
- 25) Ground movement assessment and effect on adjoining structures (including the method of monitoring)
- 26) Wheelchair accessible dwellings
- 27) Detailed Management Plan of Communal amenity space
- 28) Restriction to use class
- 29) Noise Management Plan
- 30) Energy Strategy
- 31) DEN Connection
- 32) Overheating
- 33) Overheating Building User Guide
- 34) BREEAM Certificates
- 35) Living Roofs
- 36) Circular Economy
- 37) Whole Life Carbon
- 38) Biodiversity

Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Sprinklers
- 7) Water pressure
- 8) Asbestos
- 9) Secure by design
- 10) Thames Water Groundwater Risk Management Permit

Section 106 Heads of Terms:

1. Affordable housing provision
 - Nine (9) flats for affordable rent, three (3) flats for London Living Rent and four (4) flats for Shared Ownership
 - Early stage viability review

2. Section 278 Highway Agreement
 - Highway works comprising, new public realm scheme, cross over and footways works proposed on Clarendon Road.

3. Sustainable Transport Initiatives
 - £4,000 (four thousand pounds) towards the amendment of the Traffic Management Order- to exclude residents from seeking parking permits
 - Car Club - a credit of £100 per year/per unit for the first two years.
 - £5,000 towards a Construction Logistics and Management Plan, which should be submitted 6 months (six months) prior to the commencement of development
 - £10,000 towards the monitoring and management of the Construction Logistics Plan
 - £2,000 (two thousand pounds) per year per travel plan for five years £20,000 (twenty thousand pounds) in total for the monitoring of the travel plan initiatives.

4. Carbon Mitigation
 - Be Seen commitment to uploading energy data
 - Energy Plan
 - Sustainability Review
 - Estimated carbon offset contribution (and associated obligations) of £70,680 (indicative), plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO₂ at the Energy Plan and Sustainability stages.
 - DEN connection (and associated obligations)
 - Heating strategy fall-back option if not connecting to the DEN

5. Employment Initiative – participation and financial contribution towards Local Training and Employment Plan
 - Provision of a named Employment Initiatives Co-Ordinator;
 - Notify the Council of any on-site vacancies;
 - 20% of the on-site workforce to be Haringey residents;
 - 5% of the on-site workforce to be Haringey resident trainees;
 - Provide apprenticeships at one per £3m development cost (max. 10% of total staff);
 - Provide a support fee of £1,500 per apprenticeship towards recruitment costs.

6. Monitoring Contribution

- 5% of total value of contributions (not including monitoring);
- £500 per non-financial contribution;
- Total monitoring contribution to not exceed £50,000

5. In the absence of the agreement referred to in resolution (1) above not being completed within the time period provided for in resolution (3) above, the planning permission be refused for the following reasons:

- a) The proposed development, in the absence of a legal agreement failing to secure the provision of on-site affordable housing and meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM 11 and DM 13.
- b) The proposed development, in the absence of a legal agreement securing
1) Section 278 Highway Agreement for the additional highway works comprising, new public realm scheme, cross over and footways works proposed on Clarendon Road
2) A contribution towards amendment of the local Traffic Management Order
3) a credit of £100 per year/per unit for the first two years for car club membership
4) A contribution towards a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development
5)) Implementation of a travel plan and monitoring fee would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, Development Management DPD Policies DM31, DM32 and DM48
- c) The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
- d) The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 2017.

6. In the event that the Planning Application is refused for the reasons set out in resolution (5) above, the Head of Development Management (in consultation with the Chair of Planning Sub-Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Cllr Ibrahim did not vote on this item

9. PRE-APPLICATION BRIEFINGS

The Chair referred to the note on pre-application briefings and this information was noted.

10. PPA/2023/0017 - TOTTENHAM HOTSPUR FOOTBALL CLUB, 748, HIGH ROAD, LONDON, N17 0AP, LONDON

The Chair invited the applicant team – Anabel Fernandez and Sean Bashforth – to join the meeting.

The Committee considered the pre-application briefing for the Section 73 (Minor Material Amendment) to alter the design, layout and massing of the approved hotel and residential tower in Plot 3 of planning permission HGY/2015/3000 for the hybrid planning permission for THFC stadium, hotel, residential, health centre and associated development.

The applicant team and officers responded to questions from the Committee:

- The current consent was originally for 49 serviced apartments, which had since been amended to residential units, sold with amenities such as dining and laundry facilities.
-
- There had been some assessment of the uplift in the value of the residential units, however it was still unviable to provide any affordable housing.
- There were already other health services planned to be developed on adjacent sites in the local area
- The proposal was designed to complement the landmark of the stadium with a ‘spire’ tall building. Designs were still early stage and would look at linking with the creative energy from the neighbourhood
- The reason for the change to the configuration of the building was to make the design more slender.
- Parking would be available in the basement.
- It was envisaged that the hotel would be a 4 star hotel, depending on the amenities available.
- The application would need to include information about building life cycle

- Design will need to take account of adjacent development sites

The Chair thanked the applicant team for attending.

11. UPDATE ON MAJOR PROPOSALS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

12. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

13. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

14. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 3 July 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

MINUTES OF MEETING Planning Sub Committee HELD ON Monday, 3rd July, 2023, 7.00 - 8.48 pm

PRESENT:

Councillors: Barbara Blake (Chair), Reg Rice (Vice-Chair), Nicola Bartlett, John Bevan, Cathy Brennan, George Dunstall, Scott Emery, Emine Ibrahim, Sue Jameson, Sean O'Donovan and Alexandra Worrell

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. PLANNING PROTOCOL

The Chair referred to the planning protocol and this information was noted.

3. APOLOGIES

There were no apologies for absence.

4. URGENT BUSINESS

There were no items of urgent business.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. MINUTES

The Chair advised that all outstanding minutes would be available for approval at the next meeting.

7. PLANNING APPLICATIONS

The Chair referred to the note on planning applications and this information was noted.

8. HGY/2023/0261 - BEROL QUARTER, ASHLEY ROAD, N17 9LJ

Philip Elliott, Planning Officer, introduced the report for: Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace;

and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works.

The following was noted in response to questions from the Committee:

- The extension would form part of the wider strategy for the area, and provide benefits for many residents, such as transport links.
- It was the Applicant's intention to build a college building, however the institution that had agreed to occupy this had pulled out of the contract. There was a significant market exercise to find an alternative, but this had been unsuccessful.
- In terms of affordability, this application was for 'Build to Rent'. There was a specific policy in the London Plan (H11) which set out the policy on tenure mix. This application complied with these policies in the affordability criteria.
- In terms of the bridge and access and the risk of anti-social behaviour, this would be managed and monitored by the applicant.
- There would be a considerable CIL contribution in relation to the NHS that the applicants would be making as part of Build to Rent, and this would be twice as much as the contribution normally expected for residential development for sale.
- The ground floor spaces would be rented out as Class E, commercial, not betting shops, at a peppercorn rate.
- There would be minimal parking in the area (Blue Badge parking will be available) as Tottenham Hale was an accessible area with various transport links.
- Condition 4 required a plan to be submitted to show how wheelchair adaptable homes would be distributed across all tenures.
- Urban greening could be increased, but this would impact public space, the community art space and the general free movement of residents. The applicants had chosen to go with accessibility instead of extensive greening. Condition 19 is a requirement to show the Applicant has done as much as they can to green as much as possible.
- Enhanced single aspect essentially meant at the corner of each dwelling there is a balcony, which was slightly better than solely a single aspect. Due to the nature of the tower it would be difficult to not have single aspects.
- The bridge would have to go through vigorous assessments. The Met Police would be involved in this and would consider the feasibility for the bridge, and ensure design/crime and safety will be considered in the study.
- Preferential treatment normally would be 3 months, this would be a longer period to ensure the people using these units would be Haringey residents. It is certainly the applicant's intention to make sure that there are businesses opening later to corroborate with a daytime and night time economy in the new development. Families will be prioritised.

There were no objections to the proposal. The Chair invited the Applicant Team – insert names – to respond to questions from the Committee. NOTED:

- The refuse collection had been designed on the basis of twice weekly collections, and there would be a concierge service to ensure waste was managed. Work would be undertaken with residents to maximise recycling, which would reduce the size of waste storage. The applicants had agreed with officers to undertake a monitoring review after 12 months but the onus would be on the Applicants to monitor space.
- There would be a Concierge 24 hours a day 7 days a week, so the building would be fully managed at all times. Over the last 5 years the applicant had worked with Haringey employment teams to maximise local employment opportunities. There would be no opportunity for any forms of Air BnB in a build to rent scheme, as this would breach the terms of the lease.
- Paragraph 6.9.10 set out the benchmark for viability. The current CIL charge was based on an indicative S106 contribution of roughly £1000 per unit, and the total contributions secured for this development would be in excess of this.
- Haringey residents would have priority and there would be a marketing period for local Haringey residents and families. There would also be opportunities to sign up to a waiting list. There was also a commitment to developing a joint approach with the Council for the affordable units which would align with the Council's intermediate housing policy.
- The 15 year proposal for lease followed the covenant as part of the Section 106 requirement for Build to Rent. It was hoped that this lease would be renewed in the future.

Robbie McNaugher, Head of Development Management, summed up the recommendation as set out in the report, along with amendments to conditions and Heads of Terms, following the Committee's consideration of the application:

- To include Condition 53 as set out in addendum:
"Berol House Blue Badge Parking

53) Prior to first occupation of Berol House, an assessment which demonstrates adequate provision for Blue Badge holder parking bays for Berol House shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing.

REASON: To ensure that the development complies with London Plan Policy T6.5 Non-residential disabled persons parking.

- Amend Heads of Terms 2(d) to include priority for Haringey residents in the affordable housing
- Amend Heads of Terms 9 to include the consideration of Secure by Design principles in the bridge feasibility study

The Chair moved that the recommendation be granted, with the amendments as outlined, and following a vote with 10 in favour, 0 against and 1 abstention, it was

RESOLVED

1. To GRANT planning permission and that following Stage II referral to the GLA, the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of a section 106 Legal Agreement providing for the obligations set out in the Heads of Terms below.
2. That delegated authority be granted to the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability to make any alterations, additions, or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice Chair) of the Sub-Committee.
3. That the section 106 legal agreement referred to in resolution (1) above is to be completed no later than 01/09/2023 or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in their sole discretion allow; and
4. That, following completion of the agreement referred to in resolution (1) within the time period provided for in resolution 3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of conditions.

Conditions (the full text of recommended conditions is contained in Appendix 2 of the report)

- 1) 3-year time limit
- 2) Approved Plans & Documents
- 3) Phasing Plan
- 4) Accessible Accommodation
- 5) Commercial Units - Opening Hours
- 6) Commercial Units – Class E Only
- 7) Quantum of development
- 8) BREEAM Certificates
- 9) Residential – Noise Attenuation
- 10) Residential – Noise Attenuation from commercial/community
- 11) Fire Statement
- 12) Landscape Details
- 13) Playspace
- 14) Surface Water Drainage

- 15) Surface Water Network (Thames Water)
- 16) Water Network Capacity (Thames Water)
- 17) Flood Warning and Evacuation Plan (FWEP)
- 18) Water Efficiency Condition
- 19) Biodiversity
- 20) Lighting
- 21) External Materials and Details
- 22) Living roofs
- 23) Landscape and ecological management plan (LEMP)
- 24) Energy Strategy
- 25) DEN Connection
- 26) Overheating
- 27) Overheating Building User Guide
- 28) Circular Economy
- 29) Whole Life Carbon
- 30) Secured by Design
- 31) Written Scheme(s) of Investigation for Archaeology
- 32) Land Contamination
- 33) Unexpected Contamination
- 34) Car & Cycle Parking Management Plan
- 35) Cycle Parking
- 36) Delivery and Servicing Management Plan
- 37) Site Waste Management Plan
- 38) Waste Management Plan
- 39) Detailed Construction Logistics Plan (PRE-COMMENCEMENT)
- 40) London Underground Asset Protection (PRE-COMMENCEMENT)
- 41) Public Highway Condition (PRE-COMMENCEMENT)
- 42) Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)
- 43) Updated Air Quality Assessment
- 44) Management and Control of Dust
- 45) Combustion and Energy Plant
- 46) Combined Heat and Power (CHP) Facility
- 47) Business and Community Liaison Construction Group
- 48) Telecommunications
- 49) Wind Mitigation
- 50) Noise from building services plant and vents
- 51) Anti-vibration mounts for building services plant / extraction equipment
- 52) Signage and wayfinding
- 53) Berol House Blue Badge Parking

Informatives

- 1) Working with the applicant
- 2) Community Infrastructure Levy
- 3) Hours of Construction Work

- 4) Party Wall Act
- 5) Numbering New Development
- 6) Asbestos Survey prior to demolition
- 7) Dust
- 8) Written Scheme of Investigation – Suitably Qualified Person
- 9) Deemed Approval Precluded
- 10) Maximise Water Efficiency
- 11) Minimum Water Pressure
- 12) Paid Garden Waste Collection Service
- 13) Sprinkler Installation
- 14) Designing out Crime Officer Services
- 15) Land Ownership
- 16) Site Preparation Works
- 17) s106 Agreement
- 18) Revised Fire Statement required with any revised submission
- 19) Building Control
- 20) Building Regulations – Soundproofing
- 21) Thames Water - Sewage Pumping Station

Section 106 Heads of Terms (HoTs):

1) On-site affordable housing (DMR and LLR)

Affordable Housing Scheme to be submitted for approval prior to commencement of development which shall include the following:

- a. Minimum of 35% by habitable room (202 habitable rooms).
- b. Tenure mix – 30% London Living Rent (LLR) Housing and 70% Discount Market Rent (DMR) Housing.
- c. Proposed Number of Habitable Rooms by tenure: DMR = 78 (2-bed) and 64 (3-bed); LLR = 36 (2-bed) and 24 (3-bed).
- d. Triggers for provision - No occupation of the Market Rent Housing Units until all of the Affordable units have been delivered.
- e. Location of different tenures (a plan of the affordable housing showing where both DMR and LLR is located).
- f. Affordable housing residents to have access to the same communal amenity and play space as Market Rent housing.

2) Affordability

- a. Tenure mix – 30% London Living Rent (LLR) Housing and 70% Discount Market Rent (DMR) Housing.
- b. DMR housing = 2 Bedroom: 75% of Market Rent and 3 Bedroom: 65% of Market Rent and a commitment to retaining rents calculated at these levels and using the same methodologies.
- c. Provide a dedicated 6-month marketing priority period for local Haringey Residents for the affordable units which shall be completed 12 to 6 months prior to Practical Completion with evidence of the marketing

provided to the Council. Families shall be prioritised for the DMR family 3-bedroom units.

- d. A commitment to developing an approach to allocations jointly with the Council for both the LLR and DMR units. That process shall ensure allocations and lettings align with the Council's Intermediate Housing Policy with a commitment to prioritise households with children for the two- and three-bed DMR units, and to ringfence two- and three-bed LLR units for households with children.
- e. Evidence of the chosen tenants shall be provided to show compliance.

3) Viability Review Mechanism

- a. Early-Stage Review if not implemented within 2 years in whole or in part; and
- b. Development Break review – review if construction is suspended for 2 years or more.

4) Build to Rent (BtR) Obligations

- The homes shall be held under a covenant for at least 15 years (apart from affordable units, which shall be secured in perpetuity);
- A clawback mechanism if BTR homes are sold
- Unified ownership and management of the private and affordable elements of the scheme;
- BtR housing shall be provided in accordance with an approved BtR marketing and letting scheme to be submitted for approval 12 to 6 months prior to Practical Completion.
- Not to occupy or cause or permit the occupation of any BtR Housing Unit until a BtR Management Plan has been submitted to and approved by the Council. The BtR Management Plan shall incorporate the following requirements, unless otherwise agreed in writing with the Local Planning Authority:
 - a) Each BtR Housing Unit shall be self-contained and let separately for private Residential Use;
 - b) Rent and service charge certainty shall be provided for the tenancy period on a basis made clear before the tenancy agreement is signed including any annual increases, which should be formula-linked;
 - c) Longer tenancies (three years or more) shall be made available to all tenants;
 - d) Each lease of each BtR Housing Unit shall contain a break clause allowing the tenant to end the lease with a month's notice any time after the first six months of the lease;
 - e) Providers must not charge up-front fees of any kind to tenants or prospective tenants outside of deposits and rent-in-advance.
 - f) The BtR Housing Units shall be managed as a whole by a single professional property manager which:

- i. provides a consistent and quality level of housing management,
 - ii. has regular on-site presence,
 - iii. is part of an accredited ombudsman scheme,
 - iv. is a member of the British Property Federation or RICS;
 - v. complies with the RICS Private Rented Sector Code,
 - vi. has a complaints procedure.
- g) Details of the waste collection strategy for the BtR Housing Units, including a commitment to a period of monitoring (to be agreed but likely 1 year post occupation) and reporting of waste / recycling volumes and making a payment of £100,000.00 to the Council where twice weekly refuse collections are required (to cover the cost of an additional vehicle) subject to monitoring results. Details of the monitoring shall be submitted to the LPA and agreed prior to occupation as part of the s106 obligation.

5) Additional Affordable Workspace

In the event that the construction of Berol House has not commenced by the earlier of:

- A) June 2028, or;
- B) Practical Completion of 2 Berol Yard -

Then Retail Unit 2 (221sqm) shall be allocated as “Additional Affordable Workspace” and subject to a discount of 20% of the prevailing market rent until the later of:

- A) 3 years from the date of Practical Completion of 2 Berol Yard; or
- B) The date of Practical Completion of Berol House.

6) Commercial Strategy

Prior to the occupation of both buildings, provide an updated Commercial and Retail strategy which identifies how the proposed uses would complement and enhance the commercial offer in Tottenham Hale, considering the wider regeneration.

7) Employment & Skills

- Submission of an employment and skills plan
- No less than 20% of the peak construction workforce to be Haringey residents
- Provision of skills-based training to the 20% referenced above
- 5% of the peak workforce to be provided with traineeships
- Provision of a construction apprenticeships at one per £3m development construction cost up to a maximum of 10% of total construction workforce
- Provision of a £1,500 support contribution per apprentice
- Provision of no less than five STEM/career inspirational sessions per construction phase
- Regular liaison with the Council to allow local businesses and suppliers to tender for works

- Other requirements as agreed in discussions with the Council's Employment and Skills Officer
- A commitment to being part of the borough's Construction Programme for construction and occupation.
- Work with the Haringey Employment and Recruitment Partnership - employment and training opportunities to identify and promote construction jobs during the delivery of both Berol House and 2 Berol Yard.
- Designate a named contact to ensure efficient management and supply of local Council residents for employment and training opportunities.
- Participate in the Haringey Construction Partnership.

8) Public Art

- Not to occupy or permit the occupation of any BtR Housing Unit until a public art/lighting installation scheme has been submitted to the council, approved, and implemented.
- For a period of 10 years from the date of first occupation of the BtR Housing Units, an external space within the Berol Square, of not less than 5m x 5m shall be provided which shall be available for not less than 3 months of each year for a temporary public art installation, to showcase Tottenham talent

9) Future proofing bridge connection

- Not to occupy or permit the occupation of any BtR Housing Unit until the new public access stairway, lift, and bridgehead have been constructed as part of the 2 Berol Yard building.
- To provide a permissive path right of access for members of the public to pass, with and without bicycles to the bridge head.
- To provide a bicycle track within the public access stairway.
- To maintain the public access stairway, public access lift, and landing area at no expenses to the Council, including all lighting, cleaning, and the like.
- Prior to the construction of the future potential bridge (not by the applicant) install glazing to the external façade to provide an additional winter garden space as an extension to the 2 Berol Yard Cultural and Arts Space (Use Class F2 Community / Affordable Workspace).
- Produce a feasibility study for the bridge over Watermead Way and the railway, the study should include design options and costings for the proposal.
- To use best endeavours to work with those constructing the bridge to ensure its delivery by guaranteeing that whenever the bridge can come forward the bridge builder can connect to their landing stairs and lift, which will be freely available for bridge users.

- Input from an accessibility expert shall be sought to determine the best arrangement of the lift and stair and a channel for bicycles should be incorporated into the stairs.

10) Cultural and Arts Space

- 161sqm of Cultural and Arts Space (Use Class F2 Community / Class E Affordable Workspace) floorspace to be constructed on the first floor of 2 Berol Yard - plus public gallery and winter garden area until the potential future bridge is opened.
- Not to occupy or permit the occupation of any BtR Housing Unit until the Cultural and Arts space has been constructed to CAT A standard and first refusal of a lease to be offered to the Council.
- Grant a 15-year Lease of the space, for use by Made by Tottenham (or other such nominated body involved with the arts, creative trade, local industry), or alternative occupier agreed in consultation with the Council with a minimum discount of 20% of the prevailing market rent and a rent-free period of 3 years. The Lease shall also include a right to renew for 2 further 5-year periods, subject to agreement by both parties.

11) Public Realm

- Public access to footpaths, cycleways, open spaces, and the Cultural and Arts Space, including the potential future bridgehead provided via a Permissive Path right for public, visitors and the like to all routes.
- Submit and implement an Approved Public Access Plan.
- Maintain development estate public realm areas in accordance with the standards of good estate practice.

12) National Health Service (NHS) Contribution

Provide a capped contribution of £25,000 prior to Practical Completion of 2 Berol Yard to support local NHS services.

13) Travel Plans (Commercial and Residential Travel Plans (£3,000 contribution per plan))

A requirement for detailed travel plans to be submitted for approval prior to occupation and must include:

- Appointment of a Travel Plan Coordinator (to also be responsible for monitoring Delivery Servicing Plan) to work in collaboration with the Council for a minimum of five years
- Provision of welcome induction packs containing public transport and cycling/walking information, map, and timetables, to every new occupant.
- A commitment to liaise with Zipcar to understand utilisation of nearby Car Club bays.

14) Car Club

A commitment to provide residents with three years car club membership including a £50 annual credit for those who register.

15) Car Capping

No future occupiers will be entitled to apply for a residents or business parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development. £5,000 for revising the associated Traffic Management Order.

16) Construction Logistics/Monitoring contribution

A payment of £20,000.00 to be paid to the Council - payable as £10,000.00 on commencement of each building.

17) Considerate Constructors Scheme

A commitment to sign up to the scheme for the entirety of construction works.

18) Ultrafast broadband

All rooms of accommodation and commercial spaces must have access to ultrafast broadband connections (above 100MB/s).

19) Carbon Management & Sustainability - Future connection to District Energy Network (DEN)

- An amended energy statement is to be provided on first occupation of the development.
- Estimated carbon offset contribution, plus a 10% management fee; carbon offset contribution to be re-calculated at £2,850 per tCO₂ at the Energy Plan and Sustainability stages (See Carbon Offsetting below for more detail).
- Be Seen commitment to uploading energy data
- A covenant to comply with the Council's standard DEN specification for the building DEN and for any components of the area wide DEN installed on site.
- Submission of Energy Plan for approval by LPA
- Sustainability Review

20) Carbon offsetting

Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target. Estimate of the carbon offset figure is £327,750.00 for the whole development which is to be reviewed once the amended energy statement has been assessed by the Council. A management fee of 10% is also required (estimate: £32,775)

21) Monitoring costs

Based on 5% of the financial contribution total, and £500 per non-financial contribution.

22) Securing Design Quality

Retain the existing architects for both buildings as Design Guardians to safeguard the design quality.

23) Berol House Relocation Strategy

Submission of a relocation strategy to be submitted prior to construction to identify how existing occupants within Berol House would be supported to find new suitable premises.

5. That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (3) above, the planning permission be refused for the following reasons:
- a) In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms the proposals would fail to foster a mixed and balanced neighbourhood where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposals would be contrary to London Plan Policies GG1, H4, H5 and H6, Strategic Policy SP2, and DM DPD Policies DM11 and DM13, and Policy TH12.
 - b) In the absence of a legal agreement securing the Build to Rent (BtR) obligations the proposals would fail to meet the requirements of London Plan policy H11 and. as such, the proposals would be contrary to that policy.
 - c) In the absence of a legal agreement securing financial contributions towards infrastructure provision (the Future proofing bridge connection, Cultural & Arts Space, public art, public realm, and other Transport Contributions), the scheme would fail to make a proportionate contribution towards the costs of providing the infrastructure needed to support the comprehensive development of Site Allocation TH6. As such, the proposals are contrary to London Plan Policy S1, Strategic Policies SP16 and SP17, Tottenham Area Action Plan Policies AAP1, AAP11 and TH6 and DM DPD Policy DM48.
 - d) In the absence of legal agreement securing 1) a Travel Plan and financial contributions toward travel plan monitoring, 2) Traffic Management Order (TMO) amendments to change car parking control measures the proposals would have an unacceptable impact on the safe operation of the highway network and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan Policies T5, T1, T2, T3, T4 and T6. Spatial Policy SP7, Tottenham Area Action Plan Policy TH4 and DM DPD Policy DM31.
 - e) In the absence of an Employment and Skills Plan the proposals would fail to ensure that Haringey residents' benefit from growth and regeneration. As such, the proposal would be contrary to London Plan Policy E11 and DM DPD Policy DM40.

- f) In the absence of a legal agreement securing the implementation of an energy strategy, including the prioritisation of a connection to a DEN, and carbon offset payments - the proposals would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy SI 2 and Strategic Policy SP4, and DM DPD Policies DM 21, DM22 and SA48.
 - g) In the absence of a legal agreement securing the developer's participation in the Considerate Constructor Scheme and the borough's Construction Partnership, the proposals would fail to mitigate the impacts of demolition and construction and impinge the amenity of adjoining occupiers. As such the proposal would be contrary to London Plan Policies D14, Policy SP11 and Policy DM1.
6. In the event that the Planning Application is refused for the reasons set out in resolution (5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to refuse any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreements contemplated in resolution (5) above to secure the obligations specified therein.

9. UPDATE ON MAJOR PROPOSALS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

There were no queries on the report. The Chair noted that any queries could be directed to the Head of Development Management.

RESOLVED

To note the report.

11. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

12. DATE OF NEXT MEETING

It was noted that the date of the next meeting was 18 July 2023.

CHAIR: Councillor Barbara Blake

Signed by Chair

Date

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawings

01 044_A-080_REV 02, 044_A-090_REV 02, 044_A-095_REV 05 044_A-100_REV
 13 044_A-101_REV 01, 044_A-102_REV 01, 044_A-103_REV 01, 044_A-110_REV
 10 044_A-111_REV 07, 044_A-112_REV 08, 044_A-113_REV 07, 044_A-114_REV
 01 044_A-200_REV 02, 044_A-201_REV 02, 044_A-202_REV 02, 044_A-203_REV
 05 044_A-210_REV 08, 044_A-211_REV 08, 044_A-212_REV 07, 044_A-213_REV
 02 044_A-214_REV 05, 044_A-215_REV 05, 044_A-216_REV 06, 044_A-217_REV
 044_A-310_REV 05, 044_A-311_REV 04, 044_A-314_REV 01

Documents:

Circular Economy Statement, Daylight and Sunlight Report, Draft Residential Travel Plan, Embodied Carbon Statement, Flood Risk Assessment Drainage Strategy, Heritage Statement, Hornsey Police Station - Fire Statement - Issue 01 Hornsey Police Station - Transport Statement , Hornsey Station planning statement v6 150622, Landscape Statement 030822-03, Statement of Community Involvement, UGF Statement, Energy and Sustainability Statement, Overheating Assessment

3. Prior to the commencement of any above ground building, detailed drawings, including sections, to a scale of 1:20 and to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;

- d) Details of entrances, which shall include a recess of at least 115mm;
- e) Details and locations of rain water pipes;
- f) Details of key junctions including cills, jambs and heads of windows, balconies and roof parapet.
- g) Details of the communal entrance, overhangs, projections, parapets, soffits, balcony and planter edges will be required in regards to block B and details of the roof material, bin store, bike store, balcony, gutter, ridge, dormer window and balcony in regards to block C should have a scale of 1:10 or 1:5 and;
- h) **Samples** of cladding, windows, roof tiles, bricks and glazing, should also be provided.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 of the Development Management Development Plan Document 2017

- 4 Prior to first occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policy D4 of the London Plan 2021, Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017

- 5 Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
 - b) Means of enclosure;
 - c) Hard surfacing materials;
 - d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- Soft landscape works shall be supported by:
- e) Planting plans;
 - f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
 - g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and

h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees). The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species which shall provide 7 new trees.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 6 Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

- 7 No development shall commence until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

- 8 Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.

The development shall only be carried out in accordance with the approved details

Reason: In the interest of creating safer, sustainable communities.

- 9 Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

Reason: In the interest of creating safer, sustainable communities.

- 10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 11 a. Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the demolition/construction phase of the development shall be submitted to and approved by the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.
- c. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 12 A. Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst
- B. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively 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 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; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

C. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

13 Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 14 Prior to any works commencing on site, full details of the provision 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), shall be submitted to and approved by the local planning authority. The cycle parking provision shall be designed and implemented in line with the London Cycle Design Standards and the dimensioned details of the cycle parking provision shall be submitted for review and thereafter all details submitted shall be implemented in full accordance with the approved details and maintained thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) standards and the London Cycle Design Standards.

- 15 Before any works on site commence, full details of the provision of secure, weatherproof mobility scooter charging and parking/storage provision, including layouts and dimensional details, for the occupiers of the accessible units within the development shall be submitted to and approved by the local planning authority and shall be implemented in full accordance with the approval and maintained thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) standards and the London Cycle Design Standards.

- 16 Before any works on site commence, full details of a Delivery and Servicing Plan (DSP) which shall include a waste management plan that details how refuse is to be collected from the site shall be submitted to and approved by the local planning authority and shall be implemented fully in accordance with the approval and maintained thereafter.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

- 17 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation

with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure

- 18 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure

- 19 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017

- 20 Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017

- 21 The applicant must ensure that the project architect (Archanaeum 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.

- 22 All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended), unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5

- 23 The development hereby approved shall not commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following: i. External walls of extension acoustic performance details; ii. Glazing acoustic performance details; and iii. Exit doors acoustic performance; The development shall be built in full accordance with the approved details and shall be maintained thereafter.

Reason: To safeguard residential amenity.

- 24 The development hereby approved shall be constructed in accordance with the Energy & Sustainability Strategy by Create Consulting Engineers (dated July 2023) delivering a minimum 80% improvement on carbon emissions over 2021 Building Regulations Part L, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 36.8 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 following the GLA Energy Assessment Guidance;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 26% reduction;
- 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); and how the energy will be used on-site before exporting to the grid;

- Specification of any additional equipment installed to reduce carbon emissions.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational, shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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.

25 Prior to the commencement of any works to retrofit the existing building, an Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall:

- Set out how the development will aim for PAS 2035:2019 & 2030:2017 compliance, with all documentation lodged on the Trustmark data warehouse as appropriate
- Set out how it will reduce the development's carbon emissions prioritising improvements to the fabric, using SAP or Passive House Planning Package calculations;
- Set out the existing air tightness level (measured), and the air tightness strategy on how and where air tightness will be improved to a maximum of 3 m³/m²h @ 50Pa;
- Set out a detailed strategy to reduce thermal bridging, reducing risks of condensation and heat loss, with calculations of the proposed thermal bridge heat loss factors;
- Confirm details of what materials and thicknesses of insulation will be used and where, showing on detailed plans and sections; how the fenestration will be improved (preference for double or triple glazing in existing timber frames);

- Provide existing measured space heating demand (kWh/m²/year) and energy use (kWh/year) and set out the modelled space heating demand for the development (kWh/m²/year).

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.

- 26 No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building and the monitored data for each block shall be submitted to the Local Planning Authority, at daily intervals for a period of 5 years from final completion.

Within six months of first occupation of any dwellings, evidence shall be submitted in writing to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

- 27 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 S14 and Local Plan (2017) Policies SP4 and DM21.

- 28 Prior to first occupation of the development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy S14 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy S14, and Local Plan (2017) Policies SP4 and DM21.

- 29 (a) Prior to the above ground commencement of development, details of the living roofs and/or living wall must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roofs will be located, and a ground floor plan identifying where the living walls will be rooted in the ground, if any;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
 - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
 - v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
 - vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
 - vii) Management and maintenance plan, including frequency of watering arrangements.
 - viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- (b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 30 (a) Prior to the commencement of development, 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 first occupation of development, 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.

- 31 No dwellinghouse shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner

INFORMATIVE : CIL Based on the information given on the plans, the Mayoral CIL charge will be £99,600.65 (1543 sqm x £64.55) and the Haringey CIL charge will

be £607,355.66 (1,543sqm x £393.62). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE: Hours of Construction Work: 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.

INFORMATIVE: Party Wall Act: 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.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line

via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE: The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

INFORMATIVE: Prior to the demolition or construction on the existing building and land, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

INFORMATIVE: Tottenham Lane supports bus routes 41, N41 and N91. In the event that implementation of the development impacts users of those services such as alighting or accessing bus stops or requires the temporary re-routing of bus services or other such arrangements, these must be agreed with TfL before the work. All vehicles associated with the development must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions.

INFORMATIVE: It is vital that construction work associated with the development is carried out in accordance with best practice, minimising impact upon vulnerable road users including cyclists on surrounding streets. TfL strongly encourages the use of construction contractors who are registered on the Fleet Operator Recognition Scheme and adhere to the CLOCS standard. Contractor vehicles should include side-bars, blind spot mirrors and detection equipment to reduce the risk and impact of collisions with other road users and pedestrians on the capital's roads. Further information can be found here: <https://constructionlogistics.org.uk/>.