

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON TUESDAY, 28TH NOVEMBER, 2017, 7.00
- 9.00 pm**

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, David Beacham, John Bevan, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

113. FILMING AT MEETINGS

Noted.

114. PLANNING PROTOCOL

Noted.

115. APOLOGIES

None.

116. URGENT BUSINESS

None.

117. DECLARATIONS OF INTEREST

Councillor Mitchell declared an interest in respect of items 8 & 9, as he was a member of the North London Waste Authority. He informed the Chair that he would leave the meeting when those items were determined.

118. MINUTES

RESOLVED that the minutes of the Planning Committee held on 23 October 2017 be approved subject to an amendment to minute item 97 to include a comment from Councillor Mitchell relating to the incorrect calculation of affordable units.

Clerks Note - the Chair varied the order of the agenda to hear the pre-application items before the planning application items. The minutes follow the order of the agenda.

119. PLANNING APPLICATIONS

Noted

120. HGY/2017/2044 - BEROL YARD, N17

Clerks note – Councillor Mitchell left the meeting for the consideration of Berol Yard and Ashley Gardens.

The Committee considered an application for the demolition of the existing buildings at Ashley Gardens and erection of two buildings to provide 1,211 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), 377 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- There would be a management strategy in place to deal with waste collections from the site.
- The affordable rent would be set at 65% of market rent.
- The QRP had recommended that the height of Block 4 should be reduced, however once a number of other changes had been made it was felt that on balance, the height of Block 4 was acceptable.
- Inside cycle parking was provided for residents, and a number of spaces provided outside for visitors.
- There would be no shutters on the commercial units. Emma Williamson advised that there would be no need for a condition relating to shutters, as any external shutters would require a separate planning permission.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to referral to the Mayor of London and the signing of a section 106 and Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That delegated authority be granted to the Assistant Director Planning 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 Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 18 January 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.
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CONDITIONS

1.	<p>Reserved Matter Approval – Berol House (Scale, Appearance, Layout, Access, Landscaping)</p> <p>This permission, as it relates to the green dotted line (Berol House) is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:</p> <p>(a) appearance; (b) landscaping; (c) layout; and (d) scale (e) access</p> <p>Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.</p> <p>For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements (addendum) are not approved.</p> <p>Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.</p>
2.	<p>COMPLIANCE – Commencement</p> <p>The development hereby authorised, excluding the Outline element, 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.</p> <p>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.</p>
3.	<p>COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications – Berol</p>

	<p>House)</p> <p>Each application for the approval of Reserved Matters submitted pursuant to condition 1 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant building pursuant to Condition 4 (Phasing Strategy).</p> <ul style="list-style-type: none"> i. A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Guidelines (April 2017 as amended); ii. Window details - a scheme for replacing and restoring the windows in Berol House that shows the external appearance of the façade of the building shall be submitted to and agreed in writing by the local planning authority. Berol House shall then be constructed in accordance with these agreed revised details; iii. Details and plans including a detailed description for the ends of each block; to the same level of detail as already provided for the intermediate rooftop extension and the additionally detailed centre section; iv. A statement demonstrating how the refurbishment of Berol House will facilitate and enable connection to a future District Energy Network; v. Appearance - Details of rooftop and roofscape in accordance with Design Guidelines (April 2017) including provision for play; vi. Details of access to and management of access to Berol Link; minimum and maximum width of Berol Link, headroom details <p>Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
4.	<p>PRIOR TO RESERVED MATTERS - Affordable Housing Strategy (Berol House)</p> <p>Prior to the determination of Reserved Matters application an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to Berol House. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p> <ul style="list-style-type: none"> i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii. Additional affordable units as a result of an uplift arising from the viability review mechanism; iii. The timing of the construction of the affordable housing; iv. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing.

	Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.
5.	<p>PRIOR TO RESERVED MATTERS - Phasing strategy & details (excluding the College)</p> <p>No part of the development hereby permitted, excluding the NCDS College building and related enabling works, shall be carried out unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.</p> <p>The phasing strategy shall include details of:</p> <ol style="list-style-type: none"> 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan; 2. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 3. the quantum and location of car parking to be provided in that phase; 4. the quantum and location of cycle parking to be provided in that phase; 5. the quantum and location of motorcycle and powered two wheeled vehicular parking to be provided in that phase; 6. infrastructure, including the capacity of shared energy infrastructure for that phase; 7. the principles of waste / refuse and servicing for that phase; and 8. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy. <p>The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
6.	<p>COMPLIANCE - Time limits for Reserved Matters (Berol House)</p> <p>All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of three years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:</p>

	<p>a) The expiration of five years from the date of this permission OR</p> <p>b) The expiration of two years from the final date of approval of any of the reserved matters.</p> <p>Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p>
7.	<p>COMPLIANCE - Development in Accordance with Approved Drawings and Documents</p> <p>The development, including all associated reserved matters, shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.</p> <p>a) Design Guidelines (as amended in the addendum October 2017)</p> <p>b) The following plans:</p> <p>Level B2 Plan 1824-JMP-BY-B2-DR-A-3520</p> <p>Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 2</p> <p>Level 00 Plan 1824-JMP-BY-00-DR-A-3501 2</p> <p>Level 01 Plan 1824-JMP-BY-01-DR-A-3502 2</p> <p>Level 02 Plan 1824-JMP-BY-02-DR-A-3503 2</p> <p>Level 03 Plan 1824-JMP-BY-03-DR-A-3504 2</p> <p>Level 04 Plan 1824-JMP-BY-04-DR-A-3505 2</p> <p>Level 05 Plan 1824-JMP-BY-05-DR-A-3506 2</p> <p>Level 06 Plan 1824-JMP-BY-06-DR-A-3507 2</p> <p>Level 07 Plan 1824-JMP-BY-07-DR-A-3508 2</p> <p>Level 08 Plan 1824-JMP-BY-08-DR-A-3509 2</p> <p>Level 09 Plan 1824-JMP-BY-09-DR-A-3510 2</p> <p>Level 10 Plan 1824-JMP-BY-10-DR-A-3511 2</p> <p>Level 11 Plan 1824-JMP-BY-11-DR-A-3512 2</p> <p>Level 12 Plan 1824-JMP-BY-12-DR-A-3513 2</p> <p>Level 13 Plan 1824-JMP-BY-13-DR-A-3514 2</p> <p>Roof Plan 1824-JMP-BY-RF-DR-A-3515 2</p> <p>Proposed North and East Elevation 1824-JMP-BY-NE-DR-A-4001 2</p> <p>Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 2</p> <p>Proposed Section AA and BB 1824-JMP-BY-AA-DR-A-5001 2</p> <p>Proposed Section CC and DD 1824-JMP-BY-BB-DR-A-5002 2</p> <p>Proposed Section EE and FF 1824-JMP-BY-CC-DR-A-5003 2</p> <p>Site and Survey Drawings Site</p> <p>Location Plan 1824-JMP-BY-XX-DR-A-1001</p> <p>Site Plan – Existing 1824-JMP-BY-XX-DR-A-1002</p> <p>Site Plan – Proposed 1824-JMP-BY-XX-DR-A-1003 Rev 1</p> <p>Berol Yard: For Approval – General Arrangement (Existing Context) Level B1 Plan 1824-JMP-BY-B1-DR-A-3500 Rev 1</p> <p>Level 00 Plan 1824-JMP-BY-00-DR-A-3501 Rev 1</p> <p>Level 01 Plan 1824-JMP-BY-01-DR-A-3502 Rev 1</p> <p>Level 02 Plan 1824-JMP-BY-02-DR-A-3503 Rev 1</p> <p>Level 03 Plan 1824-JMP-BY-03-DR-A-3504 Rev 1</p>

	<p> Level 04 Plan 1824-JMP-BY-04-DR-A-3505 Rev 1 Level 05 Plan 1824-JMP-BY-05-DR-A-3506 Rev 1 Level 06 Plan 1824-JMP-BY-06-DR-A-3507 Rev 1 Level 07 Plan 1824-JMP-BY-07-DR-A-3508 Rev 1 Level 08 Plan 1824-JMP-BY-08-DR-A-3509 Rev 1 Level 09 Plan 1824-JMP-BY-09-DR-A-3510 Rev 1 Level 10 Plan 1824-JMP-BY-10-DR-A-3511 Rev 1 Level 11 Plan 1824-JMP-BY-11-DR-A-3512 Rev 1 Level 12 Plan 1824-JMP-BY-12-DR-A-3513 Rev 1 Level 13 Plan 1824-JMP-BY-13-DR-A-3514 Rev 1 Roof Plan 1824-JMP-BY-RF-DR-A-3515 Rev 1 Berol Yard: Elevations Proposed North and East Elevations 1824-JMP-BY-NE-DR-A-4001 Rev 1 Proposed South and West Elevation 1824-JMP-BY-WS-DR-A-4002 Rev 1 Berol Yard: Sections Proposed Section AA and BB 1824-JMP-BY-AA-D R-A-5001 Rev 1 Proposed Section CC and DD 1824-JMP-BY-AA-D R-A-5002 Rev 1 Proposed Section EE and FF 1824-JMP-BY-AA-D R-A-5003 Rev 1 Masterplan Approval Set Masterplan: Level 00 Plan 1824-JMP-BY-00-DR-A-2000 Rev 1 Masterplan: Level 02 Plan 1824-JMP-BY-02-DR-A-2001 Rev 1 Masterplan: Roof Plan 1824-JMP-BY-RF-DR-A-2002 Rev 1 Masterplan: Elevations 1824-JMP-BY-NE-DR-A-2100 Rev 1 Masterplan: Sections AA and BB 1824-JMP-BY-SW-DR-A-2200 Rev 1 Masterplan: Sections CC and DD 1824-JMP-BY-S2-DR-A-2201 Berol House: Parameter Plans Existing ground levels (Existing Context) 1824-JMP-05-XX-DR-A-1001 Demolition Plan (Existing Context) 1824-JMP-05-XX-DR-A-1002 Demolition Plan, Roof (Existing Context) 1824-JMP-05-XX-DR-A-1003 Demolition Section Parameter 1824-JMP-05-XX-DR-A-1004 Site Location 1824-JMP-05-XX-DR-A-0001 For Approval Planning Application Boundary 1824-JMP-05-00-DR-A-0002 Berol House: Parameter Plans Existing Context Ground Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-00-DR-A-0104 Rev 3 3rd Floor Parameter Plans, maximum and minimum extents (existing context) 1824-JMP-05-01-DR-A-0105 Rev 2 4th Floor Parameter Plan, maximum and minimum extents (existing context) 1824-JMP-05-XX-DR-A-0106 Rev 2 Building Heights Parameter Plan (existing context) 1824-JMP-05-XX-DR-A-0107 Rev 2 Section AA Parameter Plan, building parameters (existing context) 1824-JMP-05-00-DR-A-0108 Rev 1 Section AA Parameter Plan, circulation tower parameters (existing context) 1824-JMP-05-01-DR-A-0109 Rev 1 Section BB Parameter Plan (existing context) 1824-JMP-05-02-DR-A-0110 Section CC Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0111 Existing Elevations 1824-JMP-05-00-DR-A-0112 Proposed Elevations, Parameter Plan 1824-JMP-05-00-DR-A-0113 Rev 1 Access Parameter Plan (existing context) 1824-JMP-05-00-DR-A-0114 Rev 3 Land use parameters – Ground floor (existing context) 1824-JMP-05-00-DR-A-0115 Rev 3 Land use parameters – First and second floors (existing context) 1824-JMP-05- </p>
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	<p>00-DR-A-0116 Rev 2 Land use parameters – Third Floor (existing context) 1824-JMP-05-00-DR-A-0117 Rev 1 Land use parameters – Fourth Floor (existing context) 1824-JMP-05-00-DR-A-0118 Rev 1 Land use parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0119 Rev 1 For Approval Landscape parameters – Roof (existing context) 1824-JMP-05-00-DR-A-0120 Rev 3</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.</p>
8.	<p>COMPLIANCE - Environmental Statement All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated June 2017 and the Supplementary Environmental Statement dated October 2017.</p> <p>Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.</p>
9.	<p>COMPLIANCE - Environmental Statement: Reserved Matters Applications Each reserved matters application shall be preceded by the adoption of an EIA screening opinion by the LPA;</p> <ol style="list-style-type: none"> I. if it is demonstrated that an application for reserved matters approval is not likely to give rise to any additional significant environmental effects in comparison with the Development as approved by this Permission and assessed in the Environmental Statement, a further environmental statement shall not be required; II. where an application for reserved matters approval would be likely to have significant environmental effects, as screened and agreed by the Council prior to the submission of any such application, that application will be accompanied by an Environmental Statement assessing the likely significant effects of the details applied for. <p>Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement and to accord with the Environmental Impact Assessment Regulations (2017).</p>
10	<p>COMPLIANCE – Development in accordance with Acoustic Report (College)</p> <p>The College development shall be completed in accordance with the approved Acoustic Report (Sandy Brown dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by</p>

	<p>the local planning authority. The air handling plant shall be designed so that it does not exceed a maximum of 41 DbA at the residential receptor.</p> <p>Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.</p> <p>Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).</p>												
11	<p>COMPLIANCE - Noise and vibration - Internal residential environment (Building 4)</p> <p>(a) (i) The residential units hereby authorised shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided;</p> <p>(ii) the evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria ‘Low probability of adverse comment’ as defined BS6472.</p> <p>(b) No development of Building 4 (other than Excluded Works) shall commence until details of a sound and vibration insulation scheme for that building complying with part (a) (i), and (ii) of this condition and a Mechanical Ventilation and Heat Recovery (MVHR) system for that building (capable of overcoming thermal overheating as defined in Approved Document Part L1A) has been submitted to an approved in writing by the Local Planning Authority.</p> <p>(c) The residential units in building 4 shall not be occupied until the sound and vibration insulation scheme and MVHR system approved pursuant to part (b) of this condition for that building has been implemented in its entirety. Thereafter, the sound and vibration insulation scheme shall be permanently maintained in accordance with the approved details.</p> <p>Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).</p>												
12.	<p>COMPLIANCE - Quantum of Development</p> <p>The development hereby permitted shall comply with the following amounts unless otherwise permitted:</p> <table><tr><th>Building</th><th>Maximum Non-residential floorspace (GEA)</th><th>Residential units</th></tr><tr><td>Building 4</td><td>694sqm (Class B1)</td><td>Up to 166 units</td></tr><tr><td>Berol House</td><td>3,685sqm (Class B1)</td><td>Up to 18 units</td></tr><tr><td>Total</td><td>4,379sqm</td><td>Up to 184 units</td></tr></table>	Building	Maximum Non-residential floorspace (GEA)	Residential units	Building 4	694sqm (Class B1)	Up to 166 units	Berol House	3,685sqm (Class B1)	Up to 18 units	Total	4,379sqm	Up to 184 units
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Total	4,379sqm	Up to 184 units											

	Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.
13.	<p>COMPLIANCE – LAND USE (Retail) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the non-residential space shall not include any Class A1 or Class A3 use hereby permitted, other than uses ancillary to managed B1 workspace and unless otherwise agreed by the Local Planning Authority or any use permitted by the above order.</p> <p>Reason: In order to bring the proposal into line with the mixed-use employment-led policy DM38 which requires the maximum viable re-provision of employment floorspace.</p>
14.	<p>COMPLIANCE - Development in Conformity with Energy Statement The development hereby approved shall be constructed and delivered in accordance with the document Sustainability, Design & Energy Statement prepared by WSP Parsons Brinckerhoff dated June 2017 (and addendum October 2017), and any further energy strategy document thereafter approved, and the development shall achieve a minimum carbon reduction of 17.5% beyond Building Regulations 2013.</p> <p>Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
15	<p>COMPLIANCE - Land Contamination – Part C 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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>
16	<p>COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management) Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.</p> <p>Reason: to protect the amenity of the locality.</p>
17	<p>COMPLIANCE - NRMM Inventory and Documentation Availability An inventory of all NRMM shall be kept on site during the course of the</p>

	<p>demolitions, site preparation and construction phases of the development. All machinery should be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which detail proof of emission limits for all equipment. This documentation should be made available to Local Authority Officers as required until development completion.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
18	<p>COMPLIANCE – Accessibility</p> <p>The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated June 2017 (and Addendum October 2017) with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015).</p> <p>Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.</p>
19	<p>COMPLIANCE - Compliance with London Housing Design Standards</p> <p>The development shall, as far as is practicable, comply with the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practicable shall meet all other requirements within the draft London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units.</p> <p>Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.</p>
20.	<p>COMPLIANCE - Individual Satellite dishes or television antennas precluded</p> <p>The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the condition above.</p> <p>Reason: to protect the amenity of the locality.</p>
PRE COMMENCEMENT	
21	<p>PRE COMMENCEMENT - Confirmation of Site Levels (College)</p> <p>Prior to the commencement of the development relating to the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties</p>

	<p>through suitable levels on the site.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
22	<p>PRE COMMENCEMENT - Confirmation of Site Levels (Residential)</p> <p>Prior to the commencement of the development relating to all areas except for the College, excluding demolition and site preparation works, details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>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.</p>
23	<p>PRE COMMENCEMENT Drainage Strategy (Thames Water)</p> <p>Development, excluding demolition and site preparation works, shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
24	<p>PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation)</p> <p>Excluding works relating to the College, no demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:</p> <ol style="list-style-type: none"> The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The programme for post investigation assessment Provision to be made for analysis of the site investigation and recording Provision to be made for publication and dissemination of the

	<p>analysis and records of the site investigation</p> <ul style="list-style-type: none"> e. Provision to be made for archive deposition of the analysis and records of the site investigation f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority. <p>Excluding the College, no development shall take place within the area indicated until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
25.	<p>PRE-COMMENCEMENT – Water supply (Thames Water)</p> <p>Prior to the commencement of development, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement</p>

	<p>requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
26.	<p>PRE- COMMENCEMENT - Construction Environmental Management Plan</p> <p>Prior to the commencement a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):</p> <ul style="list-style-type: none"> i) The identification of stages of works; 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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements; vi) Details of any acoustic hoarding; ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x) Details of external lighting <p>b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.</p> <p>The works shall only be carried out in accordance with an approved CEMP.</p> <p>Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>

27.	<p>PRE COMMENCEMENT - Land Contamination – Part A and B Land Contamination – Part A and B Before development commences other than for investigative work:</p> <p>Using the information from Chapter L (Ground Conditions and Contamination) of the Environmental Statement a site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ol style="list-style-type: none"> 1. a risk assessment to be undertaken, 2. refinement of the Conceptual Model, and 3. the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in the Environmental Statement dated June 2017, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
28.	<p>PRE COMMENCEMENT - Details of AQDMP (Dust) Prior to the commencement of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>

29.	<p>PRE COMMENCEMENT - Updated Construction Logistics Plan</p> <p>No development, excluding demolition and site preparation works, shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ul style="list-style-type: none"> i) Update to the Construction Logistics Plan prepared by WSP dated June 2017 to include phased development; ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the development replace lorry routeing; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. <p>Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
PRIOR TO ABOVE GROUND WORKS	
30.	<p>PRIOR TO ANY SUPERSTRUCTURE WORKS - DESIGN DETAILS – College</p> <p>Before any super structure works commence on the individual College building shown on the plans hereby approved, the following details in respect shall be submitted to and agreed in writing by the local planning authority:</p> <ul style="list-style-type: none"> 1. samples of all external materials comprising roof cladding, wall facing materials and cladding, window glass, door and window frames, rainwater goods and paving 2. full details of the external mesh treatment including a fully sized sample and details of how it will be fixed to the building 3. elevational drawings, plans, roof plans, and sections at 1:100 scale of the building, sample elevations and sections at 1:20 scale of windows and doors, balconies, parapets and eaves 4. details of roof plant, of permanent window cleaning apparatus, and of roof antennae 5. drawings at 1:1 scale of sectional profiles of the window and door frames

	<ol style="list-style-type: none"> 6. detailed drawings indicating the means of screening roof mounted plant and equipment 7. a scheme for any temporary landscaping, which shall include details of all proposed hard surfacing, hoarding, means of enclosure, lighting columns, bollards and any other street furniture, and of planting (to include a schedule of the sizes and species of plants). <p>The development shall thereafter be carried out in accordance with the agreed details.</p> <p>Reason: To accord with London Plan 2016 and Policy SP11 of the Haringey Local Plan and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area and its distinctive appearance.</p>
31.	<p>PRIOR TO ABOVE GROUND WORKS – Broadband Strategy</p> <p>Prior to the commencement of any above ground works, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>Reason: to accord with Site Allocation Policy TH6 and DM policies that support the provision of broadband infrastructure and economic development objectives.</p>
31.	<p>PRIOR TO OCCUPATION – Soft Landscaping (amenity area details)</p> <p>Prior to occupation of the residential areas, details of the children's playspace and soft landscaping provision contained within the private amenity areas, in accordance with the Design and Access Statement (Addendum October 2017), shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ol style="list-style-type: none"> a. location, layout, design of any playspace; and b. equipment/ features c. hard surfacing materials d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting) e. proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc)

	<p>Soft landscape details shall include:</p> <ol style="list-style-type: none"> Planting plans Written specifications (including cultivation and other operations associated with plant and grass establishment) Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate Implementation timetables. <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The amenity space shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.</p> <p>REASON: To secure the appropriate provision and design of children's playspace.</p>
32.	<p>PRIOR TO ABOVE GROUND WORKS – Details of wind mitigation measures</p> <p>Prior to the commencement of above ground development for each building identified in Chapter 8 (ES Addendum October 2017), details of the wind mitigation measures, including any screening around balconies and rooftop areas shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.</p> <p>Reason: To ensure the adequate mitigation in accordance with the measures identified in the addendum to the Environmental Statement and to secure a high quality design.</p>
33.	<p>PRE COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme</p> <p>Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the Delivery and Servicing Plan (Prepared by WSP Parsons Brinckerhoff dated June 2017) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) Confirmation Berol Link is constructed to withstand the largest vehicle load, and maintained by the developer, thereafter 3) The cost implications of collection frequency to future occupiers 4) The management of waste on site, including bin rotation and storage layout 5) The collection storage areas. <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter.</p>

	<p>Reason: to protect the amenity of the locality.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
34.	<p>PRIOR TO ABOVE GROUND WORKS - Detailed drawings and external materials (Building 4)</p> <p>Prior to the commencement of above ground works relating to Building 4 samples of proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be built in accordance with the approved details and materials.</p> <p>Reason: In order to reduce the amount of heat entering the buildings in accordance with Policy 5.9 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2013 and in order to retain control over the external appearance of the development in the interest of the visual amenity of the area</p>
35.	<p>PRIOR TO ABOVE GROUND WORKS - Piling method statement (Thames Water)</p> <p>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.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
36.	<p>PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage</p> <p>Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:</p> <ol style="list-style-type: none"> 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post

	<p>development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;</p> <ol style="list-style-type: none"> 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
37.	<p>PRIOR TO ABOVE GROUND WORKS – Updated Energy Strategy (Building 4 & Berol House)</p> <p>Notwithstanding the submitted details (excluding the College) and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network, including Berol House. The strategy shall explore all reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p>

	<p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
38.	<p>PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential</p> <p>Evidence that each commercial & educational unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development.</p> <p>Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p>
39	<p>PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study (Residential only)</p> <p>Prior to the commencement of any superstructure work relating to residential areas, an external solar shading and passive ventilation study shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall clarify where glazing is required to reduce solar gain and how this has been balanced against the need to ensure good levels of daylight. The study shall include design measures to ensure the risk of overheating is low and adaptation to higher temperatures is included. The details shall be implemented as approved and shall be maintained thereafter.</p> <p>Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
40.	<p>PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs (Building 4)</p> <p>Prior to the commencement of above ground development for building 4, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.</p> <p>Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.</p>

41.	<p>PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)</p> <p>If boilers are required by an updated energy strategy they shall be Ultra Low NOx boilers. Prior to installation, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 40 mg/kWh @0% O2 in conformity with the approved document Air Quality Assessment (The boilers shall be installed in accordance with approved details and maintained thereafter (WSP Report dated June 2017)).</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
42.	<p>PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details</p> <p>Prior to any superstructure works on each approved building, details of arrangements for cycle storage (including provision for a total of 528 cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning). Cycle parking for each land use to be shown on the drawing, show how spaces will be accessed, maintenance arrangements and access of visitors and staff of all land uses included in the proposal. The approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.</p>
PRIOR TO OCCUPATION	
43.	<p>PRIOR TO OCCUPATION – Temporary Works to Ashley Link (College)</p> <p>Prior to the first occupation of the NCDS College, details of the temporary public realm works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include details of how suitable access arrangements to the College will be secured</p> <p>The details shall include the:</p> <ol style="list-style-type: none"> details of temporary hoarding and demarcation line hard surfacing materials minor artefacts and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting) details of soft landscaping and planting. <p>Reason: to ensure safe and secure temporary access to the College and secure a high quality public realm during interim stages.</p>
44.	<p>PRIOR TO OCCUPATION - Estate Management & Maintenance Plan</p> <p>Prior to the occupation of the relevant phase an Estate Management and</p>

	<p>Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p>
45.	<p>PRIOR TO OCCUPATION – ROAD SAFETY AUDIT</p> <p>Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&2) of the proposed site access on Ashley Road and Watermead Way to be carried out by an independent auditor not connected with the design of the scheme, in accordance with Department for Transport's Design Manual for Roads and Bridges (DMRB), HD 19/15 and shall submit the safety audit report to the Local Planning Authority for approval.</p> <p>Reason: to accord with Policy DM33 of the Council's Development Management DPD and in the interests of road safety.</p>
46.	<p>PRIOR TO OCCUPATION - Secured by Design</p> <p>Prior to the occupation of the relevant phase a statement shall be submitted to, and approved in writing by, the Local Planning Authority showing how the development will be designed and constructed to Secured by Design Sections 2 and 3 Compliance. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p>
47.	<p>PRIOR TO OCCUPATION - Details Roof Top PV Panels</p> <p>Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p>
48.	<p>PRIOR TO OCCUPATION– Lighting strategy</p> <p>Prior to the buildings being brought into use a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall be in accordance with the strategy outlined in the Design and Access</p>

	<p>Statement June 2017 (and Addendum dated October 2017) and shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.</p>
49.	<p>PRIOR TO OCCUPATION - Car Parking Management Plan</p> <p>Prior to the first occupation of each building within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should:</p> <ul style="list-style-type: none"> • describe how parking will be managed on the site • arrangements for leasing and allocating residential car parking spaces for wheelchair users and others; • provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; • details of how the loading bay(s) will be managed, and any agreed restrictions; • confirmation of the area reserved for off-street parking on Ashley link (Parking Zone B Parameter Plan – Access) to be used only in connection with the assigned residential units; • details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby and within the undercroft parking area; • demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition; • details of the width in-between spaces that enables maneuvering in/ out of parking spaces, include swept path analysis for corner spaces and show the structural columns; • provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. <p>Reason: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.</p>
50.	<p>PRIOR TO OCCUPATION - Details of Central Dish/Receiving System</p> <p>Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority.</p>

	<p>The System shall be implemented in accordance with approved details and maintained thereafter.</p> <p>Reason: to protect the amenity of the locality.</p>
51.	<p>PRIOR TO OCCUPATION – Delivery and Servicing Plan</p> <p>Prior to occupation of the development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway</p>

INFORMATIVES

Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: Highways licences. The applicant must check and follow the processes and apply direct to the Highways Authority.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

Requirement for Groundwater Risk Management Permit (Thames Water)

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 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by

the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that prior to demolition of existing buildings, 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.

New Development Naming (LBH Transportation)

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

Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

Archeaology

INFORMATIVE: The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Asbestos

INFORMATIVE Prior to demolition of existing buildings, 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.

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

SECTION 106 HEADS OF TERMS:

Affordable Housing

- Building 4 - 5% of units to be Discount Market Rent. Defined as 65% below market rent.
- Berol House - no less than 35% affordable units (100% Intermediate).

- Building 4 – no occupation of the Market Rent Housing Units until all of the Discount Market Rent units in Building 4 have been constructed.
- Berol House - not to Occupy the Market Housing Units until all of the Affordable Housing Units in Berol House have been constructed.
- Building 4 – early and late stage viability review mechanism.
- Berol House – early and late stage viability review mechanism.
- Upwards only review mechanism based on agreed baseline appraisal.
- On-site only provision for additional affordable uplift.
- PRS housing - minimum 15-year covenant restricting sale out of the PRS tenure with clawback mechanism
- PRS housing will be provided in accordance with an approved PRS marketing and letting scheme.
- Not to Occupy or cause or permit the Occupation of any PRS Housing Unit until the PRS Management Plan has been submitted to and approved by the Council.
- No occupation Market Housing PRS units until all of the Discounted Market Rent Units in Building 4 have been constructed
- Intermediate units - minimum 34% lower-cost shared ownership within Band 2 aimed at those households earning less than £40,000 a year.
- All shared ownership units to remain affordable until and unless affordable occupier's staircase to 100% outright ownership.
- Time Limited marketing of the Low Cost Shared Ownership homes, for a period of up to three months including to persons who live or are employed in Haringey.

Transport

- Enter into s.278 agreement(s) with the Council to deliver temporary and permanent changes to Watermead Way, including loading bays.
- A residential and site-wide framework commercial travel plan, including:
 - Travel plan co-ordinator to monitor the travel plan initiatives (Berol House/Building 4 & separately for NCDS to include SMART measures)
 - Provision of welcome induction packs containing public transport and cycling/walking information
 - Three years' car club membership for each residential unit including £50 annual credit for those who take up or equivalent assistance in buying a bike
 - Contribution to the LPA in the amount of £3,000 (per each travel plan submitted), for reviewing and providing recommendations to the submitted TP, until such time when targets have been achieved.
 - Car free development, occupiers of the residential units are not eligible, for on-street car parking permits.
- No sale of parking spaces. Residents of the new wheelchair accessible dwellings will be granted parking permits for the new wheelchair accessible parking spaces, which shall be individually allocated per relevant dwelling in accordance with priority criteria. Details to be agreed through the car parking management plan.
- Joint CPZ review of the area in the vicinity (with adjacent owners) to review existing CPZ across the impact area (£12,000 payable upon implementation).

Commercial Strategy

- Provision to review and update the commercial strategy to take into account wider regeneration and commercial proposals.

Public Realm Delivery and Management/Temporary Works

- Watermead Way Public Realm Improvements - within 12 months of implementation make payment of £534,000.
- Permanent public access to footpaths, cycleways and open spaces.
- Submit and implement an Approved Public Access Plan.
- Maintain development estate public realm areas in accordance with standards to be agreed.
- The Applicant shall complete the final form of the public realm and landscaping to the Berol Link, prior to the occupation of Building 1.
- Building 1A - deliver Interim Works to Berol Link to provide temporary accessible car parking.
- Reasonable endeavours to work in partnership with adjacent landowners - meanwhile conditions & landscaping of sites to enhance and integrate new development, during phased development.
- College - complete the cycle parking along Watermead Way and enter into a Section 278 with the Council to procure the southern loading bay on Watermead Way and associated pavement changes.
- Building 4 - complete the public realm improvement works to Watermead Way and enter into a s.278 with the Council to procure the northern loading bay on Watermead Way and associated pavement changes.

Securing Design Quality

- The existing architects, including for the College, to be retained. Shall not engage or use any other architect until the Council has first approved such architect.

Skills and training/Community Access

- Prior to first Occupation (NCDS College) - Community Use Plan agreement with the Council to enable local residents to access available facilities, including the MUGA.
- NCDS and Building 4 - Local Labour and Training During Construction (obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents).
- Work with the Haringey Employment and Recruitment Partnership - employment and training opportunities
- Designate a named contact to ensure efficient management and supply of local Council residents for employment and training opportunities.

Energy

- Provisions to connect to the Tottenham Hale District Energy Network (DEN) including delivery of pipework to highway edge.
- The Council to serve notice that the owner is required to connect to the DEN.
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne.

Construction

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development.

- Pay a maximum sum of £20,000 towards the Construction Coordinator.

Monitoring

- Environmental Monitoring Fee – the applicant will pay a maximum sum of £20,000 towards environmental monitoring of the construction of the development.
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- v) The consultation for the application ends on 1st December due to the requirement to place a notice in the local press. Letters were sent on 7th November so 21 days has passed since direct consultation. If members resolve to grant the application the decision will not be issued until the S106 is completed which will be after the 1st of December. If material representations are received following a committee decision and have not been addressed in this report the application will be returned to committee for a decision. Any representations received prior to the committee meeting will be presented as an addendum to this report.
- vi) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
 - i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents on targeted incomes, and 3) the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policies AAP3 and TH6.*
 - ii. *In the absence of an agreement that the PRS units would remain as PRS for 15 years and the provision of a PRS marketing and management plan the proposal would fail to provide good quality rented accommodation which meets housing need. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2017 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan 2016.*
 - iii. *In the absence of a legal agreement securing local employment, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and emerging Policy AAP4.*
 - iv. *In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward*

cycle parking, public realm improvements, travel plan monitoring, and car club provision, the proposal 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 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy AAP7.

- v. *In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, 3) temporary public realm the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH4.*
- vi. *In the absence of the provision of a community use plan the proposal would fail to provide community sports facilities for Haringey's communities as such, the proposal would fail provide a provision a multi-purpose community facility contrary to Policy SP16 of the Haringey Local Plan 2017, and Policy 3.19 of the London Plan 2015.*
- vii. *In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH4.*
- viii. *In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policy TH4.*
- vii) In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons. In the event that the Planning Application is refused for the reasons set out in resolution (v) 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.

121. HGY/2017/2045 - ASHLEY GARDENS, N17

The Committee considered an application for the demolition of the existing buildings at Ashley Gardens and erection of two buildings to provide 1,170 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), 377 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

The item was considered in conjunction with the application for Berol Yard, and discussion of the items is recorded under the minutes for that item.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to referral to the Mayor of London and the signing of a section 106 and Legal Agreement providing for the obligations set out in the Heads of Terms below.
- ii) That delegated authority be granted to the Assistant Director (Planning) 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 Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than February 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission is granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

1.	COMPLIANCE - Development in Accordance with Approved Drawings and Documents The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been
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subsequently approved following an application for a non-material amendment.

a) The following plans:

Plans and Drawing Numbers (as amended):

Level B1 Plan 1824-JMP-01-00-DR-A-3500 2

Level 00 Plan 1824-JMP-01-00-DR-A-3501 4

Level 01 Plan 1824-JMP-01-01-DR-A-3502 3

Level 02-05 Plan (typical) 1824-JMP-01-02-DR-A-3503 3

Level 06 Plan 1824-JMP-01-06-DR-A-3504 2

Level 07 Plan 1824-JMP-01-07-DR-A-3505 3

Level 08 Plan 1824-JMP-01-08-DR-A-3506 3

Level 09 Plan 1824-JMP-01-09-DR-A-3507 3

Level 10 Plan 1824-JMP-01-10-DR-A-3508 3

Roof Plan 1824-JMP-01-RF-DR-A-3509 1

Building 1: North and South Elevations 1824-JMP-B1-NS-DR-A-4001 2

Building 1: East and West Elevations 1824-JMP-B1-EW-DR-A-4002 2

Building 1A: North and South Elevations 1824-JMP-B1A-NS-DR-A-4101 2

Building 1A: East and West Elevations 1824-JMP-B1A-EW-DR-A-4102 2

Building 1: Sections AA and BB 1824-JMP-B1-AB-DR-A-5001 3

Building 1: Sections CC and DD 1824-JMP-B1-CD-DR-A-5002 3

Building 1A: Sections AA and BB 1824-JMP-B1A-AB-DR-A-5101 2

Building 1A: Section CC 1824-JMP- B1A-CC-DR-A-5102 2

Masterplan Drawings (with existing context) – For Approval

Masterplan: Level 00 Plan 1824-JMP-01-00-DR-A-2000 Rev 1

Masterplan: Level 02 Plan 1824-JMP-01-02-DR-A-2001

Masterplan: Roof Plan 1824-JMP-01-RF-DR-A-2002

Masterplan: North-West Elevations 1824-JMP-01-NW-DR-A-2100

Masterplan: North – South Sections 1824-JMP-01-S1-DR-A-2200 Rev 1

Masterplan: East - West Sections 1824-JMP-01-S2-DR-A-2201

General Arrangement Plans (existing context) – For Approval

Composite plan: Level B1 Plan 1824-JMP-01-B1-DR-A-3500 Rev 2

Elevational Details – For Approval

Building 1: Typical Bay 1824-JMP-B1-XX-DR-A-6001

Building 1: Typical Bay 2 1824-JMP-B1-XX-DR-A-6002

Building 1: Typical Bay 3 1824-JMP-B1-XX-DR-A-6003

Building 1A: Typical Bay 1824-JMP-B1A-XX-DR-A-6101

Landscape Drawings for approval:

Landscape Plan – 00 449-02-100 Rev B

Landscape Plan – Berol Link East 449-02-110 Rev B

Landscape Plan – Berol Link West 449-02-111 Rev B

Landscape Plan – Down Lane Park Walk 449-02-112 Rev B

Landscape Plan – Ashley Road 449-02-113 Rev B

Landscape Plan – 01 Building 1 449-02-120 Rev A

Landscape Plan – Roof Building 1A 449-02-130 Rev A

	<p>Landscape Plan – Roof Building 1 South 449-02-131 Rev A Landscape Plan – Roof Building 1 North 449-02-132 Rev A Planting Plan – 00 449-02-501 Rev B Planting Plan – 01 449-02-502 Rev A Planting Plan – Roof Building 1A 449-02-503 Rev A Planting Plan – Roof Building 1 South 449-02-504 Rev A Planting Plan – Roof Building 1 North 449-02-505 Rev A New Tree Planting – 00 449-02-551 Rev B New Tree Planting – 01 449-02-552 Rev A New Tree Planting – Roof Building 1A 449-02-553 Rev A New Tree Planting – Roof Building 1 South 449-02-554 Rev A New Tree Planting – Roof Building 1 North 449-02-555 Rev A</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.</p>
2.	<p>COMPLIANCE – Commencement</p> <p>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.</p> <p>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.</p>
3.	<p>COMPLIANCE - Environmental Statement</p> <p>All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated July 2017 and the Supplementary Environmental Statement dated October 2017.</p> <p>Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.</p>
4.	<p>COMPLIANCE – LAND USE (Retail)</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the non-residential space shall not include any Class A1 use and shall not exceed 150sqm in respect of Class A3 use hereby permitted unless otherwise agreed by the Local Planning Authority or any use permitted by the above order.</p> <p>Reason: In order to bring the proposal into line with the mixed-use employment-led policy DM38 which requires the maximum viable re-provision of employment floorspace.</p>
5.	<p>COMPLIANCE - Development in Conformity with Energy Statement</p>

	<p>The development hereby approved shall be constructed and delivered to the U-values set out in the document Sustainable Design, Energy and Construction Statement prepared by WSP Parsons Brinckerhoff dated July 2017 (and addendum dated October 2017), and any energy strategy document thereafter approved.</p> <p>Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
6.	<p>COMPLIANCE - Land Contamination – Part C</p> <p>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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p>
7.	<p>COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)</p> <p>Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.</p> <p>Reason: to protect the amenity of the locality.</p>
8.	<p>COMPLIANCE - NRMM Inventory and Documentation Availability</p> <p>An inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development. All machinery should be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which detail proof of emission limits for all equipment. This documentation should be made available to Local Authority Officers as required until development completion.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
9.	<p>COMPLIANCE – Accessibility</p> <p>The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated April 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015).</p>

	Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.
10.	<p>COMPLIANCE - Compliance with London Housing Design Standards</p> <p>The development shall comply, as far as is practicable, with the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the draft London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units.</p> <p>Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.</p>
11.	<p>COMPLIANCE - Individual Satellite dishes or television antennas precluded</p> <p>The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the application.</p> <p>Reason: to protect the amenity of the locality.</p>
12.	<p>COMPLIANCE – Lifetime Homes</p> <p>All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and the London Plan 2016 Policy 3.8.</p>
PRE COMMENCEMENT	
13.	<p>PRE COMMENCEMENT - Phasing strategy & details</p> <p>No part of the development hereby permitted shall be carried out unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.</p> <p>The phasing strategy shall include details of:</p> <ol style="list-style-type: none"> 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan;

	<ol style="list-style-type: none"> 2. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 3. the quantum and location of car parking to be provided in that phase; 4. the quantum and location of cycle parking to be provided in that phase; 5. the quantum and location of motorcycle and powered two wheeled vehicular parking to be provided in that phase; 6. infrastructure, including the provision of energy infrastructure for that phase; 7. the principles of waste / refuse and servicing for that phase; and 8. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy. <p>The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
14.	<p>PRE COMMENCEMENT - Confirmation of Site Levels</p> <p>Prior to the commencement of the development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>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.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
15.	<p>PRE COMMENCEMENT Drainage Strategy (Thames Water)</p> <p>Development, excluding demolition and site preparation works, shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that</p>

	<p>sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
16.	<p>PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation)</p> <p>No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:</p> <ol style="list-style-type: none"> The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The programme for post investigation assessment Provision to be made for analysis of the site investigation and recording Provision to be made for publication and dissemination of the analysis and records of the site investigation Provision to be made for archive deposition of the analysis and records of the site investigation Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority. <p>No development shall take place within the area indicated until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>

17.	<p>PRE COMMENCEMENT - Tree protection meeting (pre-commencement)</p> <p>No development shall start until all those trees to be retained, as indicated in the Arboricultural Report (June 2017), have been protected by secure, stout, exclusion fencing erected at the recommended distance for the Root Protection Areas (RPA), in accordance with BS 5837: 2012 Trees in Relation to Design, Demolitions and Construction. Any works connected with the approved scheme within the RPA shall be carried out under the supervision of the Arboricultural Consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access within the RPA. The Local Planning Authority shall be given not less than two weeks' prior written notice by the developer of the commencement of works on the site in order that the council may verify via a site meeting attended by all interested parties to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas. The tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site. All construction works within the root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.</p> <p>Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
18.	<p>PRE-COMMENCEMENT – Water supply (Thames Water)</p> <p>Prior to the commencement of development, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London</p>

	<p>Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
19.	<p>PRE- COMMENCEMENT - Construction Environmental Management Plan</p> <p>Prior to the commencement a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):</p> <ul style="list-style-type: none"> i) The identification of stages of works; 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 all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements; vi) Details of any acoustic hoarding; ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x) Details of external lighting <p>b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.</p> <p>The works shall only be carried out in accordance with an approved CEMP.</p> <p>Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).</p>

	<p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
20.	<p>PRE COMMENCEMENT - Land Contamination – Part A and B Land Contamination – Part A and B Before development commences other than for investigative work:</p> <p>Using the information from the Environmental Statement a site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ol style="list-style-type: none"> 1. a risk assessment to be undertaken, 2. refinement of the Conceptual Model, and 3. the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in the Environmental Statement dated December 2016, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
21.	<p>PRE COMMENCEMENT - Details of AQDMP (Dust) Prior to the commencement of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality</p>

	<p>Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
22.	<p>PRE COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme</p> <p>Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (Prepared by WSP Parsons Brinckerhoff dated December 2016) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) The cost implications of collection frequency to future occupiers 3) The management of waste on site, including bin rotation and storage layout 4) The collection storage areas <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
23.	<p>PRE COMMENCEMENT - Updated Construction Logistics Plan</p> <p>No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ol style="list-style-type: none"> i) Update to the Construction Logistics Plan prepared by WSP Parsons Brinckerhoff dated June 2017 to include phased development; ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the

	<p>development replace lorry routeing;</p> <p>vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible);</p> <p>vii) Construction works shall only proceed in accordance with the approved relevant CLP;</p> <p>viii) Travel plans for staff/ personnel involved in construction.</p> <p>Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
24.	<p>PRE COMMENCEMENT - Piling method statement (Thames Water)</p> <p>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.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
	PRIOR TO ABOVE GROUND WORKS
25.	<p>PRIOR TO ABOVE GROUND WORKS- Affordable Housing Strategy</p> <p>Prior to commencement of above ground works an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to the provision of a minimum of 35% Affordable Housing. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p> <p>i. The overall %, numbers, tenure, affordability and location of</p>

	<p>the affordable housing provision to be made within the related phase;</p> <p>ii. The timing of the construction of the affordable housing;</p> <p>iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing.</p> <p>Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.</p>
26.	<p>PRIOR TO ABOVE GROUND WORKS – Broadband Strategy</p> <p>Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>Reason: to accord with Site Allocation Policy TH6 and DM policies that support the provision of broadband infrastructure and economic development objectives.</p>
27.	<p>PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan</p> <p>a) Prior to commencement of above ground works, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall be in accordance with the Environmental Statement (dated December 2016) and include:</p> <p>i) Integration of bird and bat boxes;</p> <p>ii) Details of native and 'nectar rich' landscaping; and</p> <p>iii) Soft landscaping management & maintenance.</p> <p>b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented.</p> <p>Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).</p>
28.	<p>PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage</p>

	<p>Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:</p> <ol style="list-style-type: none"> 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
29.	<p>PRIOR TO ABOVE GROUND WORKS – Updated Energy Strategy</p> <p>Notwithstanding the submitted details and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all buildings to a district energy and heating network and shall seek to minimise the number of connections to a future district energy network by rationalising the number of energy centres. The strategy shall explore all</p>

	<p>reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p> <p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).</p>
30.	<p>PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential</p> <p>Evidence that each commercial unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development.</p> <p>Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p>
31.	<p>PRIOR TO ABOVE GROUND WORKS – Details of wind mitigation measures</p> <p>Prior to the commencement of above ground development for each building identified in Chapter 8 (ES Addendum October 2017), details of the wind mitigation measures, including any screening around balconies shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.</p> <p>Reason: To ensure the adequate mitigation in accordance with the measures identified in the addendum to the Environmental Statement and to secure a high quality design.</p>
32.	<p>PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs</p> <p>Prior to the commencement of above ground development for each building, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.</p>

	<p>Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.</p>
33.	<p>PRIOR TO ABOVE GROUND WORKS - Secured by Design</p> <p>Part A</p> <p>Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) can achieve full Secured by Design Accreditation. The development shall be implemented in accordance with the approved details.</p> <p>Part B</p> <p>Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p>
34.	<p>PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)</p> <p>All boilers shall be Ultra Low NOx boilers. Prior to installation, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 31 mg/kWh @0% O2 in conformity with the approved document Air Quality Assessment (The boilers shall be installed in accordance with approved details and maintained thereafter (WSP Report dated December 2016)).</p> <p>Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).</p>
35.	<p>PRE SUPERSTRUCTURE WORKS – Bus Stands</p> <p>Prior to the commencement of the development (excluding demolition works) a report and plans detailing the location and arrangements for delivering the replacement of the bus stands on Ashley Road shall be submitted and approved, in consultation with Transport for London. The development shall be carried out in accordance with the approved details and the bus stands on Ashley Road shall remain in situ until such time as the delivery of replacement stands has been agreed.</p> <p>Reason: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity.</p> <p>The local planning authority is satisfied that the pre-commencement</p>

	<p>requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
36.	<p>PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details</p> <p>Prior to any superstructure works on each approved building, details of arrangements for cycle storage (including provision for a total of cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.</p>
PRIOR TO OCCUPATION	
35.	<p>PRIOR TO OCCUPATION - Estate Management & Maintenance Plan</p> <p>Prior to the occupation of the relevant phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p>
36.	<p>PRIOR TO OCCUPATION – Landscaping and play space (details)</p> <p>Prior to occupation, details of the children's playspace and soft landscaping provision contained within the private amenity areas, plus the details of landscape proposals for Berol Link in accordance with the Design and Access Statement (Addendum October 2017) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ol style="list-style-type: none"> location, layout, design of the playspace; and equipment/ features hard surfacing materials minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting) Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc) <p>Soft landscape details shall include:</p> <ol style="list-style-type: none"> Planting plans

	<ul style="list-style-type: none"> b. Written specifications (including cultivation and other operations associated with plant and grass establishment) c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate d. Implementation timetables. <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.</p> <p>REASON: To secure the appropriate provision and design of children's playspace.</p>
37.	<p>PRIOR TO OCCUPATION – ROAD SAFETY AUDIT</p> <p>Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&2) of the proposed site access on Ashley Road to be carried out by an independent auditor not connected with the design of the scheme, in accordance with Department for Transport's Design Manual for Roads and Bridges (DMRB), HD 19/15 and shall submit the safety audit report to the Local Planning Authority for approval.</p> <p>Reason: to accord with Policy DM33 of the Council's Development Management DPD and in the interests of road safety.</p>
38.	<p>PRIOR TO OCCUPATION - Details Roof Top PV Panels</p> <p>Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p>
39.	<p>PRIOR TO OCCUPATION– Lighting strategy</p> <p>Prior to the building being brought into use a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.</p>
40.	<p>PRIOR TO OCCUPATION - Car Parking Management Plan</p> <p>Prior to the first occupation of each approved use within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should:</p>

	<ul style="list-style-type: none"> • describe how parking will be managed on the site • arrangements for leasing and allocating residential car parking spaces for wheelchair users and others; • provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; • details of how the loading bay(s) will be managed, and any agreed restrictions; • confirmation of the area reserved for temporary parking on Berol Link to be used only in connection with the assigned residential units; • details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby and within the undercroft parking area; • demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition; • details of the width in-between spaces that enables maneuvering in/ out of parking spaces, include swept path analysis for corner spaces and show the structural columns; • provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. <p>Reason: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.</p>
41.	<p>PRIOR TO OCCUPATION - Details of Central Dish/Receiving System</p> <p>Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.</p> <p>Reason: to protect the amenity of the locality.</p>
42.	<p>PRIOR TO OCCUPATION – Delivery and Servicing Plan</p> <p>Prior to occupation of the development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local</p>

	<p>Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p>
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INFORMATIVES

Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy 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.

Hours of Construction Work (LBH Development Management)

INFORMATIVE: 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.

Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

Requirement for Groundwater Risk Management Permit (Thames Water)

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 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that prior to demolition of existing buildings, 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.

New Development Naming (LBH Transportation)

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

Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

Archeaology

INFORMATIVE: The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Asbestos

INFORMATIVE -Prior to demolition of existing buildings, 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.

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

SECTION 106 HEADS OF TERMS:

Affordable Housing

- No less than 35% affordable units (74% Intermediate / 26% Affordable Rented Units).
- Viability review mechanism – early and late stage review
- Any additional affordable housing uplift to be provided on-site.
- Occupation restriction (market housing) until affordable units delivered.
- Of the intermediate units, minimum 34% lower-cost shared ownership within Band 2 aimed at those households earning less than £40,000 a year.
- All shared ownership units to remain affordable until and unless affordable occupier's staircase to 100% outright ownership.
- Time Limited marketing of the Low Cost Shared Ownership homes, for a period of up to three months including to persons who live or are employed in Haringey.

Open Space/Public Realm Improvements

- Contribution to directly related public realm & open space improvements including Down Lane Park: £1,446,000.00. Payable within 12 months of Implementation.

Transport

- Prior to commencement, to enter into s.72 agreement with the Council to transfer land (western side of Ashley Link)
- A residential and site-wide framework commercial travel plan, including:
 - Travel plan co-ordinator to monitor the travel plan initiatives
 - Provision of welcome induction packs containing public transport and cycling/walking information
 - Two or three years' car club membership for each residential unit including £50 annual credit for those who take up
 - £3,000 (per each travel plan submitted), for reviewing and providing recommendations to the submitted TP, until such time when targets have been achieved.
 - Car free development, occupiers of the residential units are not eligible, for on-street car parking permits.
- Residents of the new wheelchair accessible dwellings will be granted parking permits for the new wheelchair accessible parking spaces at point of request. No charging for these permits, in perpetuity.
- Parking spaces to be leased not sold. Car parking to be individually allocated in accordance with priority criteria. Details to be agreed through the car parking management plan.
- Joint CPZ review of the area in the vicinity (with adjacent owners) to review existing CPZ across the impact area (£12,000 payable upon implementation).

Commercial Strategy

- Provision to review and update the commercial strategy to take into account wider regeneration and commercial proposals.

Public Realm Delivery and Management/Temporary Works

- Prior to commencement, enter into s.278 for temporary works for Ashley Road
- Permanent public access to footpaths, cycleways and open spaces.
- Submit and implement an Approved Public Access Plan.
- Maintain development estate public realm areas in accordance with standards to be agreed.
- Meanwhile conditions & landscaping of sites to enhance and integrate new development, during phased development.
- The Applicant shall complete the final form of the public realm and landscaping to the Berol Link, prior to the occupation of Building 1.
- Prior to the first Occupation of building 1A the Applicant shall procure the works identified in the Interim Works Plan, section to provide temporary accessible car parking.

Securing Design Quality

- The existing architects to be retained. Shall not engage or use any other architect until the Council has first approved such architect.

Skills and training

- End user skills training contribution payable within 12 months of implementation £29,000.
- Local Labour and Training During Construction (obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents).
- The Applicant will work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post implementation will be available to residents of the administrative area of the Council.
- Designate a named contact to ensure efficient management and supply of local Council residents for employment and training opportunities.
- Work with the Haringey Employment and Recruitment Partnership, who will provide and prepare the said Council residents for all employment and training opportunities.

Energy

- Provisions to connect to the Tottenham Hale District Energy Network (DEN) including delivery of pipework to highway edge.
- The Council to serve notice that the owner is required to connect to the DEN.
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne.

Construction

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development.
- Contribution to a Tottenham Hale Construction Coordinator £20,000

Monitoring

- Environmental Monitoring Fee – the applicant will pay a maximum sum of £20,000 towards environmental monitoring of the construction of the development.
-

- v) The consultation for the application ends on 1st December due to the requirement to place a notice in the local press. Letters were sent on 7th November so 21 days has passed since direct consultation. If members resolve to grant the application the decision will not be issued until the S106 is completed which will be after the 1st of December. If material representations are received following a committee decision and have not been addressed in this report the application will be returned to committee for a decision. Any representations received prior to the committee meeting will be presented as an addendum to this report.
- vi) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:

- i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents on targeted incomes, and 3) the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policies AAP3 and TH6.*
- ii. *In the absence of a legal agreement securing local employment, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and emerging Policy AAP4.*
- iii. *In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward cycle parking, public realm improvements, travel plan monitoring, and car club provision, the proposal 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 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy AAP7.*
- iv. *In the absence of a legal agreement securing 1) public realm enhancements 2) soft landscaping improvements to local green spaces, the proposal would give rise to an illegible public realm, poorly detailed building elevations and poor quality residential access to local green spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH1 and TH4.*
- v. *In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policy TH4.*
- vii) In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons. In the event that the Planning Application is refused for the reasons set out in resolution (v) 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.

122. HGY/2017/2001 - 163 TOTTENHAM LANE, N8 9BT

The Committee considered an application for the redevelopment of the site to provide 26 residential units together with 1,172sqm of commercial floor space within 2 ground floor premises and plant and store room within basement (use classes A1, A2, B1, B2 restricted to MOT testing, mechanical servicing and repairs of motor vehicles and D1 restricted to medical use).

The Planning Officer gave a short presentation highlighting the key aspects of the report.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The informative relating to fire safety only referred to sprinklers, as it was an 'either / or' position. Where it was not possible for the Fire Brigade to have access to a property, sprinklers must be installed.
- A noise consultant had been employed to ensure that there would be no noise escape from the Kwik Fit unit to the first floor flats.
- There would be gates to the sides of the building for security, but no shutter on the commercial units.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

- i) That the Committee 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.
- ii) That delegated authority be granted to the Head of Development Management or the Assistant Director Planning 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 Chairman (or in their absence the Vice-Chairman) of the Sub-committee.
- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 21 December 2017 or within such extended time

as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and

- iv) That following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (iii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the following conditions.
-

Conditions:

COMPLIANCE: Time limit for implementation (LBH Development Management)

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.

COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management)

2. The approved plans comprise drawing numbers and documents:

Drawings:

312-02-001 Rev B2; 312-02-101 Rev B1; 312-02-102 Rev B2; 312-02-103 Rev A1; 312-02-104 Rev A1; 312-02-105 Rev B2; 312-02-106 Rev B2; 312-02-201 Rev B1; 312-02-202 Rev C1; 312-02-203 Rev C1; 312-02-204 Rev C1; 312-02-205 Rev C1; 312-02-206 Rev C1; 312-02-207 Rev C1; 312-02-208 Rev C1; 312-02-301 Rev B2; 312-02-302 Rev C; 312-02-303 Rev C; 312-02-304 Rev B2; 312-02-401 Rev B2; 312-02-402 Rev B2; 312-02-403 Rev C

Documents:

Ground Conditions Desk Study dated June 2017 prepared by Hydrock; Planning Statement prepared by Countrywide Planning; Surface Water Drainage Strategy dated 7th June 2017 prepared by EAS; Noise Assessment dated 22nd June 2017 prepared by 24Acoustics; Proposed Scheme Daylight & Sunlight Assessment dated June 2017 prepared by XCO2; Daylight, Sunlight & Overshadowing dated June 2017 prepared by XCO2; Heritage Statement prepared by Countrywide Planning; Residential Travel Plan dated June 2017 prepared by EAS; Basement Impact Assessment dated May 2017 prepared by Parmarbrook Urban; Energy Strategy Revision 2 dated 21 June 2017 prepared by Whitecode Design Associates; Transport Assessment dated June 2017 prepared by EAS; Design and Access Statement dated June 2017 prepared by Crawford Partnership; Financial Viability Appraisal dated July 2017 prepared by Affordable 106; Response to Review of FVA Report dated September 2017 prepared by Affordable 106; Letter responding to neighbour consultation responding dated 9th October 2017 from Countrywide Planning

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission

indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

COMPLIANCE: Land use (LBH Development Management)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the unit marked as “retail Unit” on approved plan 312-02-203 C1 shall be limited to A1 or A2 use and the remainder of the commercial space indicated on said plan and plan 312-02-202 C1 shall be limited to A2, B1 or B2 (MoT, vehicle serving and repair only) or D2 (medical uses only) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a suitable mixed-use employment-led scheme in accordance with Development Management DPD 2017 policy DM38 which requires the maximum viable re-provision of employment floorspace.

COMPLIANCE: Noise level (LBH Pollution - Noise)

4. Noise arising from the use of any plant or associated shall not increase the existing background noise level (LA90,15mins) when measured (LAeq, 15mins) 1 metre external from the nearest residential or noise sensitive premises.

Reason: To ensure the surrounding residential amenities are protected.

COMPLIANCE: Accessible and adaptable dwellings (LBH Development Management)

5. All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.

COMPLIANCE: Wheelchair accessible or easily adaptable for wheelchair use (LBH Development Management)

6. At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2017 Policy SP2 and the London Plan Policy 3.8.

COMPLIANCE: Energy strategy (LBH Carbon Management)

7. The development shall be constructed in accordance with the energy efficiency standards as set out in the Energy Strategy (Whitecode Design Associates, Revision 2, dated 21 June 2017) and in specific shall deliver the U-values set out in this document and the agreed carbon reduction of 0.3% beyond BR 2013. Following completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed. If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon plus a 10% management fee.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with London Plan Policy 5.2. and local plan Policy SP:04.

COMPLIANCE: Satellite antenna restriction (LBH Development Management)

8. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

COMPLIANCE: Electric charging points (LBH Transportation)

9. The proposed car parking spaces must include provision for electric charging facility in line with the London Plan 2016, 20% of the residential car parking spaces must have active provision and 20% passive provision for future conversion for the residential aspect of the development and 10% commercial car parking spaces must have active provision and 10% passive provision for future conversion for the commercial aspect of the development.

Reason: To promote travel by sustainable modes of transport to and from the site and comply with the London Plan.

PRE COMMENCEMENT: Construction Management and Logistics Plan (LBH Transportation)

10. No works shall be carried out on the site until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) has been submitted to, approved in writing by the Local Planning Authority and implemented accordingly thereafter. The plans should provide details on how construction work (including any demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Tottenham Lane and the surrounding residential roads is minimised. It is also requested that construction vehicle

movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

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

PRE COMMENCEMENT: Air Quality and Dust Management Plan (LBH Pollution)

11. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA (the plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment). The development shall be carried out in accordance with the approved plan.

Reason: To comply with Policy 7.14 of the London Plan and to safeguard the amenities of the area.

PRE COMMENCEMENT: Piling method statement (Thames Water)

12. 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: To ensure that any piling has no impact on local underground sewerage utility infrastructure.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Contaminated land risk assessment and method statement (LBH Pollution)

13. Before development commences other than for investigative work:
- a) Using the information contained within the Phase I desktop study (Hydrock, June 2017, ref: R/05971/002/Iss 003) and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:
- risk assessment to be undertaken;
 - a refinement of the Conceptual Model; and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in

writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

PRIOR TO OCCUPATION: Contaminated land risk assessment and method statement (LBH Pollution)

14. Where remediation of contamination on the site is required, completion of the remediation detailed in the approved method statement as required by condition 13 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.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Sound insulation (LBH Pollution - Noise)

15. No development above ground shall take place until a scheme of sound insulation between the ground floor commercial and proposed residential units on the first floor has been submitted to and approved in writing by the Local Planning Authority. The approved sound insulation shall be completed prior to occupation of the development and permanently retained thereafter.

Reason: To ensure the surrounding residential amenities are protected.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials (LBH Development Management)

16. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Chimney details (LBH Pollution)

17. No development above ground shall take place until precise details of all the chimney height calculations, diameters and locations to be used in connection with the development hereby permitted have been submitted to, approved in writing by the Local Planning Authority. The chimney details hereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: To protect local air quality and ensure effective dispersal of emissions.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: CHP details (LBH Pollution)

18. Prior to the commencement of above ground development hereby approved, details of the proposed CHP and boiler facility and associated infrastructure serving the heat and hot water loads for all for all residential units and commercial units on the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) location of the single energy centre which is sized for all required plant;
 - b) specification of equipment (including thermal storage, number of boilers and floor plan of the plant room);
 - c) flue arrangement;
 - d) operation/management strategy;
 - e) the route and connections from the energy centre into all the dwellings and the commercial uses; and
 - f) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The CHP and boiler facility and infrastructure shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan SP:04 and DM 22.

PRIOR TO INSTALLATION: Boiler details (LBH Pollution)

19. Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water shall be submitted to, approved in writing by the Local Planning Authority. The boiler details hereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: As required by the London Plan Policy 7.14.

PRIOR TO COMPLETION: Thermal modelling (LBH Carbon Management)

20. Within 6 months from the commencement of the superstructure works for the building hereby approved the results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces must be given to the Council for approval. Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the overheating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment;
- what passive design features have been included; and

- what mitigation strategies are included to overcome any overheating risk.

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

PRIOR TO FIRST OCCUPATION: Energy efficiency measures (LBH Carbon Management)

21. The energy efficiency measures/features and renewable energy technology (solar PV panels), as set out in the Energy Strategy (Whitecode Design Associates, Revision 2, dated 21 June 2017) shall be installed and operational prior to the first occupation of the development and in specific shall provide for no less than 262m² of solar PV panels generating 32.75 kWp, with a total number of 131 panels installed.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £1,800 per tonne of carbon.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by energy efficient measures/features and renewable energy are met.

PRIOR TO FIRST OCCUPATION: Internal noise levels – residential units (LBH Pollution - Noise)

22. The submitted noise impact assessment by Stephen Gosling of 24 Acoustics Ref R6375-1 Rev 0 dated 22nd June 2017 states that with the specified recommended glazing and ventilators installed within the proposed residential units (with the windows closed) the following internal noise levels in accordance with BS8233:2014 will be achieved:

Time	Area	Maximum noise Level
Day time noise: 7am-11am	Living rooms and bedrooms	35dB(A)
	Outdoor amenity	55dB(A)
Night time noise: 11pm–7am	Bedrooms	30dB(A)

Prior to first occupation of the development, an appropriate test shall be undertaken to demonstrate that the above noise levels have been met and the results submitted to the Local Planning Authority for approval.

Reason: To ensure the surrounding residential amenities are protected.

PRIOR TO FIRST OCCUPATION: Parking Management Plan (LBH Transportation)

23. Before the use hereby approved first commences, a Parking Management Plan (PMP) detailing the provision of car parking spaces for the residential aspect of the development shall be submitted to and approved by the Local Planning Authority. The PMP shall also contain details of how the proposed car parking spaces will be monitored and managed to ensure that spaces are only used by the allocated users noting that car parking spaces should be prioritised for disabled residents and family sized units. The Parking Management Plan thereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: In order to ensure that a reasonable minimum of car parking spaces is provided for people with disabilities.

PRIOR TO FIRST OCCUPATION: Delivery and Servicing Plan (LBH Transportation)

24. Prior to the occupation of the development, a Delivery and Service Plan (DSP) shall be submitted to, approved in writing by the Local Planning Authority and implemented accordingly thereafter. The DSP must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service and must ensure that bins are provided within the required carrying distances on a waste collection day.

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

PRIOR TO FIRST OCCUPATION: Cycle parking (LBH Transportation)

25. Prior to first occupation of the development, details of the type of cycle parking, the layout and method of access/security shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage details thereby approved shall be implemented prior to first occupation and retained as such in perpetuity.

Reason: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general and to comply with the London Cycle Design Standard.

PRIOR TO FIRST OCCUPATION: Obscure glazing (LBH Development Management)

26. Before the first occupation of the development hereby permitted, the windows within the eastern flank elevation (as annotated on approved drawings 312-02-204 Rev C1; 312-02-205 Rev C1 and 312-02-206 Rev C1) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and

fixed shut and the balcony screening installed. The windows and balconies shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

PRIOR TO FIRST OCCUPATION: Secured by Design (Metropolitan Police)

27. Prior to first occupation of the development, the applicant shall provide certification that the scheme complies with the requirements of Secured by Design, and this shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the safety and security of the development.

POST OCCUPATION: BREEAM rating (LBH Carbon Management)

28. The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent' unless otherwise agreed in writing with the Local Planning Authority. Within 3 months of occupation of the buildings evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with this standard.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2016 policies 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

POST OCCUPATION: Residential sustainability assessment (LBH Carbon Management)

29. The building hereby approved must deliver a sustainability assessment for the residential portion of the scheme and achieve a rating of Home Quality mark level 4 for all units on the site. The units must be constructed in accordance with the details required to achieve Home Quality mark level 4 and shall be maintained as such thereafter. Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate to demonstrate that the standard has been achieved

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan 2016 policies 5.1, 5.2,5.3 and 5.9 and policy SP:04 of the Local Plan.

INFORMATIVE:

Working with the applicant (LBH Development Management)

1. 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.

S106 agreement (LBH Development Management)

2. **INFORMATIVE:** This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended). The agreement relates to affordable housing financial contribution, highways works, travel plan, car-capped development.

CIL (LBH Development Management)

3. **INFORMATIVE:** The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £73,874.58 (1,663.28sqm x £35 x 1.269) and the Haringey CIL charge will be £479,556.89 (1,663.28sqm x £265 x 1.088). 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.

Party Wall Act (LBH Development Management)

4. **INFORMATIVE:** 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.

Hours of construction (LBH Development Management)

5. **INFORMATIVE:** 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

Asbestos (LBH Environmental Services)

6. **INFORMATIVE:** Prior to demolition of existing buildings, 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.

Avoiding risk of backflow (Thames Water)

7. **INFORMATIVE:** The Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water (Thames Water)

8. **INFORMATIVE:** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and

combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Sewers (Thames Water)

9. **INFORMATIVE:** Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Groundwater Risk Permit (Thames Water)

10. **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 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

Pressure (Thames Water)

11. **INFORMATIVE:** Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

Fire safety (London Fire Brigade)

12. **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.

Street numbering (LBH Transportation)

13. **INFORMATIVE:** The new development will require naming/numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

14. **INFORMATIVE:** Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

SECTION 106 HEADS OF TERMS:

- 1) An affordable housing contribution of £245,000 with review mechanism
 - 2) Early stage viability review (if the planning permission is not implemented within 2 years of being granted)
 - 3) Late stage viability review (to be triggered at the point 75% of the dwellings are let or sold)
 - 4) A carbon offsetting contribution of £21,393 (plus a possible further contribution following a sustainability review)
 - 5) A construction training and local labour initiatives and contribution of £52,190.03
 - 6) A transport and highways (s278) contribution of £12,000
 - 7) A Traffic Management Order (CPZ) contribution of £25,000
 - 8) Resident Parking Permit restriction ('Car-capped' development)
 - 9) Travel plans (commercial and residential) with car club membership (two years and £50 credit per membership) with monitoring fee (£3,000 per travel plan)
 - 10) Child play space contribution of £2,565
 - 11) Considerate Constructors Scheme
-
- v) In the event that members choose to make a decision contrary to officers' recommendation, members will need to state their reasons.
- vi) That in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (iii) above, the planning permission be refused for the following reasons:
- (i) In the absence of a financial contribution towards affordable housing, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan Strategic Policies 2017 Policy SP2, Development Management DPD 2017 policy DM13 and London Plan 2016 policy 3.12.
 - (ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order, highways works and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan Strategic Policies 2017 Policy SP7, Development Management DPD 2017 policies DM31, DM32 and DM33 and London Plan 2016 policies 6.9, 6.11 and 6.13.

- (iii) In the absence of a financial contribution towards carbon offsetting, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan Strategic Policies 2017 Policy SP4 and London Plan 2016 policy 5.2.
- (iv) In the absence of a financial contribution towards construction training and local labour initiatives, the proposal would fail to deliver an acceptable level of support towards local residents accessing the new job opportunities in the construction phase of the scheme. As such, the proposal would be contrary to Haringey's Planning Obligations SPD 2014.
- (v) In the absence of a financial contribution towards child play space, the proposal would fail to deliver an acceptable level of play and informal recreation based on the expected child population generated by the scheme. As such, the proposal would be contrary to London Plan 2016 policy 3.6, the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 and Local Plan 2017 Strategic Policy SP13.
- vii) In the event that the Planning Application is refused for the reasons set out in resolution (vi) above, the Head of Development Management or the Assistant Director Planning (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;
 - (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 2.1 above to secure the obligations specified therein.

123. PRE-APPLICATION BRIEFINGS

Noted.

124. WELBOURNE COMMUNITY CENTRE, CHESNUT ROAD, LONDON, N17 9EQ

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme. The Committee noted that the presentation also covered minute item 125 - Strategic Development Partnership (SDP) Sites.

Councillor Rice addressed the Committee in his capacity as ward councillor. He referred to the Caribbean community centre which had been on the site and informed the Committee that assurances had been made by the ward councillors and the developer that this centre would be reinstated once the site had been developed, however there was no evidence of this. He considered that the housing type provided was not suitable for families, and a 16 storey building was not suitable for the area.

The Committee noted the following response to their comments and questions:

- The development would house a large health centre with GPs for everyone who lived in the local area. The applicant was working closely with the NHS to bring this forward and to identify what health provision was required in the area.
- No properties would be north-facing.
- There would be no shutters permitted on any of the commercial units.
- The scheme would give priority to those living and working within the Borough.

125. STRATEGIC DEVELOPMENT PARTNERSHIP (SDP) SITES

This item was discussed as part of minute item 124.

126. NEW ITEMS OF URGENT BUSINESS

None.

127. DATE OF NEXT MEETING

11December 2017.

CHAIR: Councillor Natan Doron

Signed by Chair

Date