

# **MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD ON TUESDAY, 18TH JULY, 2017, 7pm**

## **PRESENT:**

**Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Jennifer Mann and James Patterson**

### **65. FILMING AT MEETINGS**

Noted.

### **66. PLANNING PROTOCOL**

Noted.

### **67. APOLOGIES**

Apologies for absence were received from Councillors B Blake, Mitchell and Waters.

### **68. URGENT BUSINESS**

None.

### **69. DECLARATIONS OF INTEREST**

The Chair informed the Committee that he would be speaking in his capacity as Ward Councillor in relation to the Hornsey Town Hall pre-application briefing, and would be handing the Chair to Councillor Mallett (Vice-Chair) for the duration of the item.

### **70. MINUTES**

#### **RESOLVED**

- That the minutes of the Planning Committee held on 26 June 2017 be approved.

### **71. PLANNING APPLICATIONS**

Noted.

### **72. CANNON FACTORY AND ASHLEY HOUSE**

The Committee considered a report on the application to grant planning permission for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA)

(Class A1/A3/B1/D1), up to 265 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 18 accessible parking spaces, 16 of which would be reserved for residents. All Blue Badge holders were entitled to use yellow lines.
- Although there were no clear plans on the buildings, the applicant had indicated that there would be sufficient waste storage available to facilitate a weekly waste collection.

The Committee expressed their disappointment in the low carbon performance and requested that the informative take account of the Committee's concern that the current plans did not go far enough in meeting the Local Authority standards. Emma Williamson advised that this could be added, and reminded the Committee that this application was for outline planning permission and there would be further applications in the future.

Councillor Bevan requested that the condition regarding the community room be removed. This was agreed by the Committee.

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

## **RESOLVED**

- i) That planning permission be granted 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 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 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 (iv) 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.

No	Condition
1.	<p><b>Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping)</b></p> <p>This permission 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 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><b>PRIOR TO RESERVED MATTERS - Affordable Housing Strategy</b></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 the provision of a minimum of 50% 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 the affordable housing provision to be made within the related phase;  iii. The timing of the construction of the affordable housing;  iv. The arrangements to ensure that such provision is affordable for</p>

	<p>both initial and subsequent occupiers of the affordable housing; and</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>
3.	<p><b>PRIOR TO RESERVED MATTERS - Phasing strategy &amp; details</b></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"> <li>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;</li> <li>2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;</li> <li>3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase;</li> <li>4. the quantum and location of car parking to be provided in that phase;</li> <li>5. the quantum and location of cycle parking to be provided in that phase;</li> <li>6. the quantum and location of motorcycle and powered two wheeled vehicular parking to be provided in that phase;</li> <li>7. infrastructure, including the capacity of shared energy infrastructure for that phase;</li> <li>8. the principles of waste / refuse and servicing for that phase; and</li> <li>9. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy.</li> </ol> <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>
3.	<p><b>COMPLIANCE - Time limits for Reserved Matters</b></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 five</p>

	<p>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  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 &amp; Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p>
4.	<p><b>COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications)</b></p> <p>Each application for the approval of Reserved Matters submitted pursuant to condition 2 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"> <li>• 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)</li> </ul> <p>Access</p> <ol style="list-style-type: none"> <li>1) Notwithstanding submitted illustrative material the Ashley Road and Burdock Road bus stands shall remain in situ until such time as a report and plans detailing the location and arrangements for delivering the replacement of the bus stands on Ashley Road and Burdock Road have been submitted and approved as part of the reserved matters, in consultation with Transport for London.</li> <li>2) Detailed plans and drawings including such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment.</li> <li>3) A report and plans detailing layout including parking areas, servicing areas and plant areas; and</li> <li>4) A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition;</li> </ol> <p>Layout</p> <ol style="list-style-type: none"> <li>1) An updated commercial report and layout plan detailing commercial uses across the development, taking into account the wider commercial provision across the ARS masterplan;</li> </ol> <p>Landscaping</p> <ol style="list-style-type: none"> <li>1) Details of the play equipment proposed for the child play spaces;</li> <li>2) Notwithstanding the Design Guidelines plans, drawings, sections and elevations to explain full details of the materials to be used on all external surfaces (including hard landscaping) and, where practicable, samples shall be provided and shall include:</li> </ol>

	<ul style="list-style-type: none"> <li>• hard surfacing materials</li> <li>• minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.)</li> <li>• bat/bird boxes</li> </ul> <p>3) Notwithstanding the Design Guidelines details of soft landscape works shall include:</p> <ul style="list-style-type: none"> <li>• how the landscaping will interface with Down Lane Park and facilitate access;</li> <li>• planting plans (for amenity areas);</li> <li>• a full schedule of species of new trees and shrubs proposed to be planted;</li> <li>• written specifications (including cultivation and other operations) associated with plant and grass establishment;</li> <li>• schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and</li> <li>• an implementation programme detailing the timing of delivery.</li> </ul> <p>Appearance</p> <p>1) Details of rooftop and roofscape in accordance with Design Guidelines (April 2017).</p> <p>Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and emerging 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>
5.	<p><b>COMPLIANCE - Development in Accordance with Approved Drawings and Documents</b></p> <p>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.</p> <ul style="list-style-type: none"> <li>a) Development Specification (Revised April 2016);</li> <li>b) Design Guidelines (April 2017)</li> <li>c) The following plans:</li> </ul> <p>The approved plans comprise drawing no's: Site Location 1824-JMP-02-XX-DR-A-0001 Rev A; Planning Application Boundary 1824-JMP-02-00-DR-A-0002 Rev C; Site Location (proposed buildings shown) 1824-JMP-02-XX-DR-A-0003 Rev C; Demolition Plan 1824-JMP-02-XX-DR-A-1001; Existing Ground Levels 1824-JMP-02-XX-DR-A-1002 Rev A; Building Footprints – Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0004 Rev E; Building Heights – Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0005 Rev G; Access Parameters (existing context) 1824-JMP-02-XX-DR-A-0006 Rev E; Land Use</p>

	<p>Parameters – Ground Floor (existing context) 1824-JMP-02-00-DR-A-0007 Rev E; Land Use Parameters – First Floor (existing context) 1824-JMP-02-01-DR-A-0008 Rev D; Land Use Parameters – Typical Upper Floor (existing context) 1824-JMP-02-02-DR-A-0009 Rev E; Proposed Ground and Floor Levels (existing context) 1824-JMP-02-00-DR-A-0017 Rev C; Use Frontage Ground Floor (existing context) 1824-JMP-02-00-DR-A-0018 Rev A; Landscape Parameters Ground Level (showing existing context across the Ashley Road South Masterplan) 449-101 Rev 02; Landscape Parameters Upper/Roof Level (showing existing context across the Ashley Road South Masterplan) 449-103 Rev 02.</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>
6.	<p><b>COMPLIANCE - Environmental Statement</b></p> <p>All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated December 2016 and the Supplementary Environmental Statement dated April 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>
7.	<p><b>COMPLIANCE - Environmental Statement: Reserved Matters Applications</b></p> <p>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"> <li>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;</li> <li>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.</li> </ol> <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>
8.	<p><b>COMPLIANCE - Quantum of Development</b></p> <p>The total quantum of built floorspace across the Development shall not</p>

exceed 265 residential units and 3,600 square metres (GEA) of non-residential floorspace. The development hereby permitted shall comply with the following amounts unless otherwise permitted:

Building	Non-residential floorspace (A1/A3/B1/D1)		Residential units
	Maximum	Minimum	
Building 2/2A	Up to 725sqm	600sqm	Up to 97 units
Building 3	Up to 2.565sqm	2,150sqm	Up to 168 units
Total	Up to 3,290 sqm (GIA)	3,000sqm (GEA) Up to 2,750 sqm (GIA)	Up to 265 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.

9. **COMPLIANCE – LAND USE (Community)**  
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 community space at ground floor level in Building 2 hereby permitted shall only be used for D1 and for no other purpose unless otherwise agreed by the Local Planning Authority or any use permitted by the above order.

Reason: In order to secure the Council's placemaking objectives in pursuance of Local Plan policies SP11 and London Plan Policies 3.16 relating to community and social infrastructure.

10. **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 exceed 450sqm in respect of Class A1 use and 300sqm in respect of Class A3 use hereby permitted unless otherwise agreed by the Local Planning Authority or any use permitted by the above order.

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.

11. **COMPLIANCE - Development in Conformity with Energy Statement**  
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 April 2017 (and appended to the Planning Statement dated April 2017), and any energy strategy document thereafter approved, and the



	<p>development shall achieve a minimum carbon reduction of 10% 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>
12.	<p><b>COMPLIANCE - Land Contamination – Part C</b></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>
13.	<p><b>COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)</b></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>
14.	<p><b>COMPLIANCE - NRMM Inventory and Documentation Availability</b></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>
15.	<p><b>COMPLIANCE – Accessibility</b></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> <p>Reason: To provide suitable access for disabled persons in accordance</p>

	with London Plan (2015) policy 3.8 'Housing Choice'.
16.	<p><b>COMPLIANCE - Compliance with London Housing Design Standards</b>  The development shall comply 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>
17.	<p><b>COMPLIANCE - Individual Satellite dishes or television antennas precluded</b>  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>
<b>PRE COMMENCEMENT</b>	
18.	<p><b>PRE COMMENCEMENT - Confirmation of Site Levels</b>  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>
19.	<p><b>PRE COMMENCEMENT Drainage Strategy (Thames Water)</b>  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</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>
20.	<p><b>PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation)</b></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"> <li>a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.</li> <li>b. The programme for post investigation assessment</li> <li>c. Provision to be made for analysis of the site investigation and recording</li> <li>d. Provision to be made for publication and dissemination of the analysis and records of the site investigation</li> <li>e. Provision to be made for archive deposition of the analysis and records of the site investigation</li> <li>f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</li> <li>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.</li> </ol> <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>
21.	<p><b>PRE COMMENCEMENT - Tree protection meeting (pre-commencement)</b></p> <p>No development shall start until all those trees to be retained, as</p>

indicated in the Tree Protection Plans (2931-ARB-03 Rev B) (April 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.

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.

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22.

**PRE-COMMENCEMENT – Water supply (Thames Water)**

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.

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

	<p>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>
23.	<p><b>PRE- COMMENCEMENT - Construction Environmental Management Plan</b></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"> <li>i) The identification of stages of works;</li> <li>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);</li> <li>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);</li> <li>iv) Details of an Unexploded Ordnance Survey;</li> <li>v) Details of community engagement arrangements;</li> <li>vi) Details of any acoustic hoarding;</li> <li>ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</li> <li>x) Details of external lighting</li> </ul> <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>

<p>24.</p>	<p><b>PRE COMMENCEMENT - Land Contamination – Part A and B</b>  <b>Land Contamination – Part A and B</b>  Before development commences other than for investigative work:</p> <p>Using the information from Chapter L of the Environmental Statement (12944366v1) 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"> <li>1. a risk assessment to be undertaken,</li> <li>2. refinement of the Conceptual Model, and</li> <li>3. the development of a Method Statement detailing the remediation requirements.</li> </ol> <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 Section L5 of 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>
<p>25.</p>	<p><b>PRE COMMENCEMENT - Details of AQDMP (Dust)</b>  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</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><b>PRE COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme</b></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"> <li>1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider)</li> <li>2) The cost implications of collection frequency to future occupiers</li> <li>3) The management of waste on site, including bin rotation and storage layout</li> <li>4) The collection storage areas</li> </ol> <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>
27.	<p><b>PRE COMMENCEMENT - Updated Construction Logistics Plan</b></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"> <li>i) Update to the Construction Logistics Plan prepared by WSP Parsons Brinckerhoff dated December 2016 to include phased development;</li> <li>ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area;</li> <li>iii) Site access and car parking arrangements;</li> <li>iv) Delivery booking systems;</li> <li>v) Construction phasing and agreed routes to/from the development replace lorry routeing;</li> <li>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);</li> <li>vii) Construction works shall only proceed in accordance with the approved relevant CLP;</li> </ol>

	<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>
<b>PRIOR TO ABOVE GROUND WORKS</b>	
28.	<p><b>PRIOR TO ABOVE GROUND WORKS - Piling method statement (Thames Water)</b></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>
29.	<p><b>PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan</b></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> <ul style="list-style-type: none"> <li>i) Integration of bird and bat boxes;</li> <li>ii) Details of native and 'nectar rich' landscaping; and</li> <li>iii) Soft landscaping management &amp; maintenance.</li> </ul> <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</p>



	(2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).
30.	<p><b>PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage</b>  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"> <li>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;</li> <li>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);</li> <li>3. Flood water exceedance routes, both on and off site;</li> <li>4. A timetable for its implementation, and</li> <li>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.</li> </ol> <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>
31.	<p><b>PRIOR TO ABOVE GROUND WORKS - Energy Strategy</b>  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</p>

	<p>residential and non-residential buildings to a district energy and heating network. The strategy shall explore all reasonable options for improving the energy efficiency of the building 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>
32.	<p><b>PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential</b></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>
33.	<p><b>PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study</b></p> <p>Prior to the commencement of any superstructure work on each specific building, 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>

34.	<p><b>PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs</b></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>
35.	<p><b>PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)</b></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 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>
36.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details</b></p> <p>Prior to any superstructure works on each approved building, details of arrangements for cycle storage (including provision for a total of 489 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>
<b>PRIOR TO OCCUPATION</b>	
37.	<p><b>PRIOR TO OCCUPATION - Estate Management &amp; Maintenance Plan</b></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</p>

	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.
38.	<p><b>PRIOR TO OCCUPATION – ROAD SAFETY AUDIT</b></p> <p>Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&amp;2) of the proposed site access on Ashley Road and Burdock 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>
39.	<p><b>PRIOR TO OCCUPATION - Play Space</b></p> <p>The details approved in respect of play space(s), communal amenity space and private amenity space pursuant to condition 2 shall be implemented in full prior to occupation of 50% of the residential units within the relevant building to which they relate taking into account landscape drawings 449-101 P02 and 449-103 P02 and subsequently approved plans and drawings.</p> <p>Reason: To ensure that appropriate, accessible, play space and amenity space are provided, in accordance with the London Plan (consolidated with Alterations Since 2011 and published March 2016).</p>
40.	<p><b>PRIOR TO OCCUPATION - Secured by Design</b></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>
41.	<p><b>PRIOR TO OCCUPATION - Details Roof Top PV Panels</b></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>

42.	<p><b>PRIOR TO OCCUPATION– Lighting strategy</b></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>
43.	<p><b>PRIOR TO OCCUPATION - Car Parking Management Plan</b></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"> <li>• describe how parking will be managed on the site</li> <li>• arrangements for leasing and allocating residential car parking spaces for wheelchair users and others;</li> <li>• 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;</li> <li>• details of how the loading bay(s) will be managed, and any agreed restrictions;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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 &amp; maintained thereafter.</li> </ul> <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>

44.	<p><b>PRIOR TO OCCUPATION - Details of Central Dish/Receiving System</b></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>
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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](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://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](http://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.

#### Archeology

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.

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### **Section 106 Heads of Terms:**

#### Affordable Housing

- No less than 50% affordable units (71% Intermediate / 29% Affordable Rented Units). All affordable rented units in the development will be nominated units with targeted rents in line with Haringey Housing Strategy.
- Viability review mechanism to be triggered if an agreed level of progress on implementation is not made within two years of permission being granted i.e. if no reserved matter application has been submitted within 2 years
- 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. Time limited marketing of Shared Ownership, for a period of up to three months to persons who live or are employed in Haringey.
- Recycling of the GLA grant funding within the Haringey Local Authority area, unless no developments readily available within the borough.

### Transport

- To submit Design details of Ashley Road, public realm and pedestrian/cycle improvements, prior to commencement (Area 18 of DCF Drawing Numbers ref: 257 - 01 -170511 Tottenham Hale DCF: Proposed Public Realm with Revised Highways Layout and 257 - 02 -170511 Tottenham Hale DCF: Streets & Spaces and Green and Open Space Project Delivery).
- 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
- 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.
- 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.
- CPZ review of the area in the vicinity, before and after 50%, and 90%, of occupation including a contribution towards costs associated with the revision of the existing CPZ across the impact area arising from the development (to be agreed).

### Commercial Strategy

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

### Public Realm Delivery and Management

- Public access to footpaths, cycleways and open spaces.
- 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.
- Complete works to Ashley East-West Link, including any interim landscaping proposals, prior to occupation of Buildings 2 and 2A
- Complete works to Burdock Road, including any interim landscaping proposals and wind mitigation measures, prior to occupation of works to Building 3.
- Final design of Ashley Road prior to commencement and phasing plan for implementation.

### Securing Design Quality

- The existing architects or other such architects as approved in writing by the Local Authority
- Work in partnership to achieve coherent design of Buildings 2a & 1a as one urban block together with Buildings 3 & 4 as another urban block.

### Skills and training

- 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).
- End User Skills Training (**£96,000 Contribution**) Haringey Employment and Recruitment Partnership's activities to offer employability and vocational skills training targeted at Haringey residents for the purpose of facilitating their access to end use employment opportunities. Payable upon implementation of the development.

### Open Space

- Leisure facilities and landscaping measures as a consequence of remodelling residential access to Down Lane Park including contribution of £895,000. Payable upon implementation of the development.

### Energy

- To use best endeavours to connect to the Tottenham Hale District Energy Network (DEN) including delivery of pipework to highway edge. The Energy Strategy will demonstrate that the development either connects to the DEN upon completion of the building work if the DEN is present, or the development is designed to connect to the DEN once the DEN is constructed. This will be set out through two options. District Energy Option 1 will set out how the scheme is designed and will be delivered to connect to the DEN and ensure heat and how water supply for first occupiers. If it is accepted by the LPA that the development cannot connect to the DEN then the applicant must deliver District Energy Option 2. District Energy Option 2 will demonstrate how the development will be designed to connect to the DEN once access to the heat network is available.
- Provision to work with the Council to facilitate access to the Ashley Link in order for the Council to deliver the DEN.
- If no DEN has been delivered within Tottenham Hale within a 5 years from planning approval, then the applicant will have the freedom to replace the boilers serving the development with CHP or other similar technologies.
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £1,800 per tonne.

### Construction

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development
- The applicant will work with developers in the Tottenham Hale area to directly procure a coordinator to monitor compliance, reporting and review of construction activity, including the provision of timely information and to act as a

shared resource or pay a maximum sum each year towards the Council's direct appointment of a shared resource [not agreed with the applicant].

### Monitoring

- Environmental Monitoring Fee – the applicant will pay a maximum sum each year towards environmental monitoring of the construction of the development as described in the Environmental Statement.
- v) 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 recycling of grant funding, 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 emerging DPD Policies DM 11 and DM 13, and emerging Policies AAP3 and TH4.*
- 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, emerging 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, 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, Saved UDP Policy UD3 and emerging Policy DM31 and emerging 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 emerging Policies DM1, DM3, DM19 and DM20, and emerging 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 emerging DPD Policies DM 21, DM22 and emerging Policy TH4.*

### **73. PRE-APPLICATION BRIEFINGS**

Noted.

### **74. HORNSEY TOWN HALL THE BROADWAY N8 9JJ**

Councillor Mallett in the Chair

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

Councillors Doron and Elliott addressed the Committee in their capacity as Ward Councillors. The main priorities for local community was that the building was restored, with meaningful opportunity for community use; investment in public spaces; and the maximum amount of affordable housing.

In response to questions and comments from the Committee, the applicant stated that:

- The amount of affordable housing was dependant on viability, and would be submitted by the applicant as part of their application. This was not the same as a normal housing scheme, as the restoration of the Town Hall would depend on selling the housing.
- The height of the blocks had been reduced following comments by Historic England. Block B had been reduced from 7 to 6 storeys.
- At the time of the QRP, there were no firm proposals on the public spaces, however these had since been developed and would form part of the final application.
- The area for the planned rooftop bar was an area which was already accessible from the Town Hall, and would not require any additional structural work to install.
- There would be 45 residential car parking spaces under Block A, and it would be a permit-free development. A full travel assessment would be provided as part of the assessment.

The Chair thanked all for attending.

### **75. LAND AT BERNARD WORKS, BERNARD ROAD, HERBERT ROAD AND NORMAN ROAD BERNARD ROAD N15 4NX**

Councillor Doron in the Chair

Representatives for the applicant and the planning officer gave a short presentation on early plans for the scheme.

In response to questions and comments from the Committee, the applicant stated that:

- The height of the buildings would be reduced in the application, with the taller elements situated away from existing residents.
- Traditional style would be incorporated into the housing.

The Chair thanked all for attending.

**76. UPDATE ON MAJOR PROPOSALS**

**RESOLVED that the report be noted.**

**77. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED that the report be noted.**

**78. NEW ITEMS OF URGENT BUSINESS**

None.

**79. DATE OF NEXT MEETING**

31 July 2017

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....