

**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON TUESDAY, 20TH MARCH, 2018, 7.00 -
9.20 pm**

PRESENT:

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

185. FILMING AT MEETINGS

Noted.

186. PLANNING PROTOCOL

Noted.

187. APOLOGIES

Apologies for lateness were received from Councillor Bevan.

188. URGENT BUSINESS

None.

189. DECLARATIONS OF INTEREST

Councillors Christophides, J Mann and Waters informed the Chair that they were Trustees of Alexandra Palace and Park, who had submitted comments on HGY/2017/2886 and HGY/2017/3020.

Councillor B Blake informed the Chair that she had chaired a community reference group in her capacity as St Anns ward councillor. She did not vote, or express any views on application HGY/2018/0382.

190. MINUTES

NOTED that the minutes of 12 March had not been circulated for approval and would be submitted to the next meeting.

191. (HGY/2017/2886) LAND OFF BROOK ROAD AND MAYES ROAD N22

The Committee considered an application for: Demolition of existing building and erection of a 6-9 storey building providing 160 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office

unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works.

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

Wakako Hirose spoke on behalf of LaSalle Investment Management in objection to the application. She raised concerns in relation to the masterplan, and the short timescale of the consultation period, and stated that there was insufficient time available to consider the technical aspects of the document. She request that the Committee defer the decision to allow further time for consideration of the masterplan.

In response to questions from the Committee, Ms Hirose explained that the masterplan showed a lot of public amenity space, which appeared to burden her client's site in terms of infrastructure.

Councillor Ahmet addressed the Committee in objection to the application. She referred to the 20% affordable housing, which had been accepted on viability grounds, but pointed out that this was not in line with the policy. She also referred to traffic / highways and environmental factors and commented that officers needed to be mindful of how to approach this strategically in the area.

In response, Emma Williamson explained that the Wood Green Area Action Plan was a portfolio approach and officers were working on how affordable housing would be funded in Wood Green. There were some 100% affordable housing schemes in the pipeline.

Louise Overton, Planning Consultant, spoke in support of the application. The application had been a result of four years of working with the project team and planning officers. The site had presented difficult challenges, however the plans maximised the potential. There would be 32 affordable homes, retail space and a medical centre. The application had been reviewed by the Quality Review Panel on three occasions, who considered the designs to be successful.

Officers responded to questions from the Committee:

- Funding for the NHS facility had been secured in theory, however there was a process to be followed to approve the business plan. If the process timetable was not followed, then this may affect the funding however the developer has committed to building the medical centre and renting the space to NHS GPs.
- Affordable housing would be allocated to blocks four and one, however the building design would not differentiate between different tenures.

The Chair MOVED that the application be GRANTED and following a vote, with ten in favour, and no abstentions or refusals, it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director Planning 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 and subject to receiving no objection from the Environment Agency and referral to Mayor of London.
- 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 31/03/2018 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 be granted in accordance with the Planning Application subject to the attachment of the conditions.
- v) 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:
 - 1. In the absence of a legal agreement securing the provision of onsite affordable housing, and in the absence of a legal agreement to review the provision of affordable housing in 18 months, the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 - 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy 7.9 of the Local Plan 2017, Policy DM31 of the Development Management DPD.
 - 3. The proposed development, in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the

proposal would be contrary to Policies SP8 and SP9 of the Local Plan 2017.

4. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
- vi) 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 (2) above to secure the obligations specified therein.

CONDITIONS

1. Time limit (2 years)

The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which the permission shall be of no effect.

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

2. Approved drawings

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

WGR-CAA-XX-XX-DR-A-0100/P1; 0101/P1; 0102/P1; 1001/P3; 1002/P3; P1003/P2; 2000/P4; 2001/P4; 2002/P4; 2003/P5; 2004/P4; 2005/P3; 2006/P2; 2010/P4; 2011/P3; 2012/P3; 2020/P3; 3001/P3; 3002/P3; 3003/P4; 3004/P4; 3005/P4; 3006/P4; Email received from Bryony P Jennings on 12/03/2018 (Affordable Mix & Location)

Reason: In order to avoid doubt and in the interests of good planning.

3. Materials to be approved

Prior to the commencement of works to the development hereby approved details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include example external panelling at a minimum, combined with a schedule of the exact product references for other materials.

Reason: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

4. Cycle parking design

Prior to the commencement of development hereby approved details of the provision and design of cycle parking shall be submitted to and approved by the Local Authority in accordance with the 2016 London Plan and London Cycle Design Standard and accredited to a minimum of PAS24:2016 accreditation, with self closing, self locking mechanism, fob access into the store and push button to release to exit.

Reason: To promote travel by sustainable modes of transport and to comply with the London Cycle Design Standard and secure by design standards.

5. Electric charging facilities

Prior to the first occupation of the development hereby approved a provision of 20% of the total number of car parking spaces will have active electric charging points, with a further 20% passive provision for future conversion and such provision shall be retained thereafter unless otherwise agreed in writing.

Reason: To comply with the Further Alteration to the London Plan and the London, and reduce carbon emission in line with the Council's Local Plan Policy SP4.

6. Delivery, service and waste management plan

Prior to the first occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. Such DSP shall include a waste management plan which includes details of how refuse is to be collected from the site and secure bin store areas and shall be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck 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.

7. Refuse storage:

Prior to the first occupation of the residential and commercial units hereby approved details of separate refuse storage facilities shall be submitted to and approved by the Local Planning Authority in shall be accredited to a minimum of PAS24:2016, be self closing, self locking with two Maglock minimum. Access and exit should be via fob only from the core of the building with push button or thumb turn release into the public highway.

Reason: To ensure secure systems for refuse storage and safety of residents.

8. Gated access to the car park

Prior to first occupation of the development hereby approved details of the entrance to the undercroft car parking facility shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such in perpetuity unless otherwise agreed in writing. Any gates shall be accredited to LPS 1175 SR2 and to be fob access entry and exit only.

Reason: To ensure the safe and secure access to this area and in the interest of the visual character of the area.

9. Design code for public realm

Prior to commencement of the development hereby approved a detailed design code for the public realm areas of and surrounding the site, shall be submitted to and approved in writing by the Local Planning Authority. Public realm works shall be undertaken in accordance with this design code and shall be retained as such thereafter, unless otherwise agreed in writing.

Reason: to ensure a coherent and linked approach between the site and surrounding allocated sites.

10. Piling Method Statement

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 the piling does not impact on any infrastructure.

11. Crossrail 2 safeguarding

None of the development hereby permitted shall be commenced until detailed design and Construction method statements for all of the ground floor structures,

foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the proposed location of the Crossrail 2 structures including temporary works
- (ii) Accommodate ground movement arising from the construction thereof,
- (iii) Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), 1 (ii) and 1 (iii) of this condition on shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.

Reason: To ensure safeguarding of future Crossrail 2 route.

12. External lighting

Prior to first occupation of the development hereby approved details of all permanent external lighting to building facades, street furniture and public realm features, including the relevant elements of the wind mitigation strategy, to comply with British Standard 5489:2003, utilizing dusk till dawn photo electrical cell lighting with manual override, shall be submitted to and approved in writing by the Local Planning Authority. The agreed lighting scheme shall be retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

13. Business and Community Liaison construction Group

For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints

- regarding the development with the view of resolving any concerns that might arise;
- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
 - f) providing advanced notice of exceptional works or deliveries;
 - g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

14. Confirmation of site levels

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.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respect the amenity and proportions of the site.

15. Contamination (1)

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:-

- 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.

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

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.

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

16. Contamination (2)

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

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

17. Mobile machinery

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/EC for both NO_x and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

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

18. Mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

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

19. Additional AQ assessment (energy centre detail)

Prior to development, a revised Air Quality assessment including predicted concentrations incorporating combustion plant emissions and an AQ neutral assessment with a comparison of development emissions against London Plan emission benchmarks for buildings. Details shall include and relate to transportation details and confirm that the emissions from this single Energy

Centre are managed, which shall be mitigated in line with the GLA Air Quality SPG and shall include flue dispersal models, and emissions management on the pollutants.

Reason: To Comply with Policy 7 and to ensure that the residents in this building and neighbouring buildings are not impacted by these emissions.

20. Air Quality (Dust)

Prior to the commencement of the development hereby approved, 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.

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).

21. Secured by Design certification

Part A - Prior to carrying out above grade works of each building or part of any new building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such parts of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Part B - 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.

Reason: In the interest of security of future residents.

22. Secure lobby detailing

Prior to the first occupation of the development hereby approved, details for the communal entrance lobby and access system, including key fob entry system and internal mailboxes for each apartment shall be submitted to and approved by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In the interest of security of future residents.

23. CCTV installation

CCTV systems shall be installed to BS EN 50132-7:2012 CCTV surveillance systems for use in security applications. The design of a CCTV system should be co-ordinated with the existing or planned lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV. Remotely monitored detector activated CCTV systems must be installed in accordance with BS 8418:2010 Installation and remote monitoring of detector operated CCTV systems - Code of practice

Reason: In the interest of security of future residents.

24. Confirmation of achieving energy efficiency standards and carbon reduction targets

The development shall be in accordance with the efficiency standards as set out in the Energy Strategy, by Project 23, Revision P1, dated July 2017 and shall achieve BREEAM Excellent and Home Quality Mark 3 Stars and maintained as such thereafter. A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval. In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted and approved by the Local Planning Authority within 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2, 5.3 and 5.9 and policy SP04 of the Local Plan.

25. Roof top PV panels

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.

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.

26. Overheating

At least six months prior to commencement of development, minimal risk of overheating shall be insured through the compilation of results of dynamic thermal modelling (under London's future temperature projections) for all internal

spaces shall be submitted to and approved by the Local Planning Authority and shall be operational prior to the first occupation of the development hereby approved.

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
- 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 SP04 and in the interest of adapting to climate change and to secure sustainable development.

27. Boilers

Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

28. Tree replacement

Prior to the first occupation of the development hereby approved, details of the proposed native species of replacement trees shall be submitted to and approved by the Local Planning Authority and shall be planted in accordance with the tree planting plans hereby approved. 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.

Reason: To retain the character and appearance of the site and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

29. Sustainable drainage

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:

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.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

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.

30. Hard and soft landscaping

Prior to the commencement of works, full details of both hard and soft landscape works for the public realm areas, roof garden, podium garden, undercroft parking shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) proposed finished levels or contours;
- b) means of enclosure;
- c) car parking layouts;
- d) Child play space provision;
- e) other vehicle and pedestrian access and circulation areas;
- f) hard surfacing materials;

- g) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- h) proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- i) measures to mitigate the amenity impacts from the configuration of amenity space

Soft landscape works shall include:

- j) planting plans;
- k) written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- l) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- m) implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- n) those existing trees to be retained;
- o) those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- p) those new trees and shrubs to be planted together with a schedule of species;
- q) green/podium roof details including details on substrate depth;
- r) ground floor planting;
- s) communal roof gardens planting.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

31. Configuration of child playspace

Prior to the first occupation of the development hereby approved, a plan for the location of accessible playspace and calculation of projected children within the development shall be submitted to and approved by the Local Planning Authority. Such a plan shall provide sufficient amount of playspace and suitable play equipment for the projected number of children on site

Reason: To ensure adequate child playspace provision in accordance with London Plan Policy 3.6.

32. Accessible dwellings

All the residential units will be built to Part M(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (28 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, 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 Local Plan 2017 Policy SP2 and London Plan Policy 3.8.

33. Internal noise levels within residential

The completion of the residential units shall be in accordance with the Environmental Noise Assessment, with the installation of appropriate double glazed insulating units together with the provision of forced ventilation, the internal noise levels within the proposed residential units (with the windows closed) will be in accordance with BS8233:2014. A test shall be carried out prior to the discharge of this condition to show that the required noise levels have been met and the results submitted to the Local Planning Authority for approval.

REASON: To ensure high quality residential development

34. Sound insulation

Prior to the commencement of the development, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

Reason: To protect the amenity of the locality.

35. Plant noise limits

Noise arising from the use of any plant and or associated equipment 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. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant equipment does not cause noise nuisance within residential or noise sensitive premises.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017. This shall be in accordance with sections 2.25 and 5.24 of the Environmental Noise Assessment that and this condition shall remain enforceable throughout the duration of its use.

REASON: to ensure high quality residential development and protect the amenity of the locality

36. Central dish / receiving system

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 and the placement of any Additional satellite dish or television antenna on any external surface of the development is precluded.

Reason: To protect the amenity of the locality.

37. Obscure glazing in SW Elevation

Before the first occupation of the development hereby permitted, the residential windows in the south-western elevation 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. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

38. Amended roof access design for 4th Core

Notwithstanding the information on the drawings hereby approved, a detailed drawing depicting the design, scale, massing of the access to the 4th Core roof area shall be submitted to and approved by the Local Planning Authority and such access shall be implemented in accordance with such drawings and retained as such unless otherwise agreed in writing.

Reason: To ensure access for all residents to the area of the roof and to protect the character and appearance of the area.

39. Comprehensive shopfront detail

Prior to the first occupation of the flexible retail units and medical centre hereby approved a scheme for the provision of a coherent and high quality fascia design for future signage, awnings and frontage details shall be submitted to and

approved in writing by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In order to protect the character and appearance of the proposed building and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

40. No A5 retail use

Notwithstanding the information on the drawings hereby approved, no use of the flexible retail units hereby approved shall be used as hot food takeaway (A5) use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable uses and a vibrant frontage is created and to protect the residential living conditions.

41. Notwithstanding the approved plans, a revised parking layout demonstrating how access for maintenance / works to the Moselle River will be maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be built only in accordance with the approved details.

Reason: To safeguard the Moselle River and its potential for future de-culverting in accordance with Policy SP5 of the Haringey Local Plan, DM28 of the Haringey DM DPD.

INFORMATIVES:

INFORMATIVE: S106

This permission is governed by a S106 agreement pertaining to: Affordable Housing, NHS facility provision, energy centre connection, carbon offset contribution, highways/transport contributions, considerate contractors, local labour and training, Moselle River option to de-culvert, wheelchair accessible dwellings, and monitoring fees.

INFORMATIVE : PROACTIVE

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

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £528,938 (11,909sqm x £35 x 1.269) and the Haringey CIL charge will be £1,912,426 (10,653sqm x £265/165/15 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. An informative will be attached advising the applicant of this charge.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE : Hours of Construction

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : Naming and numbering

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

INFORMATIVE : Sprinklers

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

INFORMATIVE : Surface water drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, 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. They can be contacted on 0845 850 2777.

INFORMATIVE : Minimum pressure

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

INFORMATIVE: CCTV

CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk. For guidance on the use of CCTV images as legal evidence see also BS7958:2009 Closed circuit television (CCTV). Management and operation. Code of practice. This document provides guidance and recommendations for the operation.

INFORMATIVE: CROSSRAIL

Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements. In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk, which is updated on a regular basis. I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

INFORMATIVE: SECURE BY DESIGN

In aiming to satisfy this condition the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s). The Supplementary Planning Documents 'Designing Safer Places' and 'Landscaping' provide further additional guidance supporting the recommendations. Section 17 of the Crime and Disorder Act 1988 states "It shall be the duty of each Authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all it reasonably can to prevent Crime and Disorder in its area", as clarified by PINS953.

INFORMATIVE: FREIGHT

The Applicant has not submitted a framework Delivery and Servicing Plan (DSP) or outline Construction Logistics Plan (CLP) as part of this application. This is a shortcoming against TfL guidance and London Plan policy 6.14 "Freight". The Applicant should provide these documents for TfL to review. Based on information provided in the TA on deliveries and servicing, we advise the applicant to consider the management of larger vehicles that may visit the site (for example HGVs); particularly

how they will travel to loading bays along Brook Road, which is very narrow. A full Delivery and Servicing Plan should be secured by condition and a Detailed Construction Logistics Plan should be secured by pre-commencement condition. These documents should follow TfL guidance, available here: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>

INFORMATIVE: TRAVEL PLANS

A Travel Plan has been submitted for the residential element of the scheme. The baseline scenario follows on from the mode splits set out in the TA, which accords with TfL guidance. However, the year 1, 3 and 5 mode splits remain the same as the baseline scenario, which is unacceptable. Whilst we recognise that this is a 'car-free' development (except for accessible spaces), the Travel Plan should still contain ambitious targets which match the Mayor's aspirations for a major shift to sustainable modes of transport and active travel (walking and cycling), as reflected in the draft Mayor's Transport Strategy and Healthy Streets for London documents. The applicant should therefore provide a new Travel Plan which sets ambitious targets for mode shift to walking and cycling, with measures that link to the targets.

INFORMATIVE: COMMERCIAL DESIGN

All commercial aspects to be designed to achieved Commercial SbD accreditation with particular emphasis on the accredited products such as LPS1175 SR2 doors and windows to prevent hostile intrusion in the event that there is no capable guardian present outside of operational hours.

INFORMATIVE: MEDICAL CENTRE SECURITY

Consideration must be given to an access control lobby and or sanctuary staff room.

SECTION 106 HEADS OF TERMS:

- 1) Affordable Housing
 - 50% London Affordable Rent & 50 % London Living Rent
 - Plan showing location of units to be submitted and agreed
 - Review mechanism at 75% completion
 - Up-lift for on-site provision
- 2) NHS facility provision
 - NHS medical centre unless otherwise agreed
 - Review mechanism of affordable housing provision should NHS facility not be provided.
- 3) Energy Centre
 - Connect to Wood Green DEN energy centre, where reasonably feasible.
- 4) Carbon offset contribution
 - £ 158,040 offset
 - £1,800 per tonne carbon shortfall

- 5) Highways & Transport
 - Car free with contribution of £4,000
 - Residential travel plan £50 / £100 (£2,000 monitoring)
 - Commercial travel plan (£2,000 monitoring)
 - Walking/cycling route improvement £50,000
 - Consultation on CPZ in neighbouring streets for £23,000
 - Bus route enhancement contribution of £100,000
 - S278 for highway works
 - Parking Management Plan for wheelchair and residential and provision of one wheelchair space for commercial
 - Construction logistic / management plan and £3,000 contribution
- 6) Considerate contractors – evidence to be provided.
- 7) Local Labour & Training
 - 20% local people employed in construction and training
 - 20% locals for full time apprenticeships
- 8) Moselle River- should the water quality become acceptable as per the testing by St William a scheme to deculvert the Moselle where it passes through the site to be submitted for planning permission. Any scheme would be funded by CIL/other funding.
- 9) Provision 10% wheelchair accessible dwellings
- 10) Monitoring Fee (£5,000)

192. (HGY/2017/3020) LAND AT THE CHOCOLATE FACTORY AND PARMA HOUSE, 5 CLARENDON ROAD N22 6XJ

Clerks note: Councillor Bevan arrived at 20.00 and did not take part in the discussion or voting of this item.

The Committee considered an application for: Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. This application is accompanied by an Environmental Impact Assessment.

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

Yousaf Ali Khan addressed the Committee in objection to the application. He was a current tenant at the Chocolate Factory and requested that the Committee ensure that studio spaces were made available long-term, with rent reviews capped at no more

than 5%. The purpose of the arts spaces was to provide affordable space for local artists at the core of the cultural quarter.

Yana Stajno addressed the Committee in objection to the application. She requested a guarantee from the developers that the studio spaces would be rented to artists for £20 per square foot as stated, and that these spaces would be permanent art spaces. She added that the space being provided to art space was half the original space, and this would lead to a loss of diverse arts space.

Councillor Elliott spoke in objection to the application. She raised concerns over the loss of provision of affordable workspace for artists. The cultural heritage in Wood Green had grown over the past 20 years due to the artist space at the Chocolate Factory. Collage Arts were requesting 2000sqm of space, and the offer from the developers was 1000sqm – half of the space required to retain the artists.

Councillor Ahmet spoke in objection to the application. She informed the Committee of issues that had been raised by those affected by the development. There were concerns that there would be a loss of community due to organisations being moved to other premises.

Ian Dubber, applicant, spoke in support of the application. This application was the result of three years of preparation, and had been presented to three Quality Review Panels. The development would provide 230 residential units, 35% of which would be affordable. There would be a number of jobs created at the construction phase and in the business space created. The floorspace to be provided to Collage Arts would be provided at 35% discounted rent for 10 years and would be offered to artists first, as it was important that the cultural links were maintained. The rents would be reviewed, but capped at 5%. There was a fund for the relocation of businesses, and it would offer financial support for local relocation. The developer owned four other buildings locally, and would support any moves locally in Wood Green.

The Chair moved that the application be granted, and following a vote with nine in favour and one abstention it was

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director for Planning 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 9th May 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 be granted in accordance with the Planning Application subject to the attachment of the conditions.
- v. 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:
 - a. In the absence of a legal agreement securing the provision of onsite affordable housing the scheme would fail to foster balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to Policy 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017, and Policy DM13 of the Development Management, DPD 2017.
 - b. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport and address parking pressures, would significantly exacerbate pressure for on-street parking spaces in general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such the proposal is considered contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy 7.9 of the Local Plan 2017, and Policy DM31 of the Development Management DPD.
 - c. The proposed development, in the absence of a legal agreement securing confirmation of the service delivery standards contract and waste management to the proposed residents would have a detrimental impact on neighbouring amenity, character and appearance of the development and the local area, and local ecology and biodiversity. As such, the proposal would be contrary to London Plan policies 7.4, 7.5 and 7.19, Local Plan Policies SP11 and SP13 and Policies DM1, DM3 and DM19 of the Development Management Development Plan Document
 - d. The proposed development, in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership, would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal would be contrary to Policies SP8 and SP9 of the Local Plan 2017.
 - e. The proposed development, in the absence of a legal agreement securing public realm enhancements the proposal would give rise to an illegible public realm of poor townscape character, whilst the lack of involvement of the original architects in the detailed construction design

of the development would have a negative impact on the design quality of the completed building, adversely affecting the character and appearance of the area. As such, the proposal would be contrary to London Plan policies 7.1, 7.2, 7.4 and 7.5, Local Plan 2017 Policy SP11, and Policies DM1, DM3 and DM19 of the Development Management Development Plan Document.

- f. The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.
- vi. 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 (iii) above to secure the obligations specified therein.

CONDITIONS:

- 1) Standard timeframe 3 years
The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2) Approved drawings and supporting documents
The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
Plans:
PL003, PL700, PL500 - PL508 inclusive, SK600A, SK601A, SK602A, SK604A, SK605A, SK605AA, SK605BA, SK605CA, SK606A, SK606AA, 0306 031, 0306 020, and PL5294-01 - PL5294-05 inclusive received 20/10/17, PL010B, PL011B, PL-BA-BF-100B - PL-BA-BF-106B inclusive, PL-BB-099B - PL-BB-114B inclusive, PL-BE-BD-101B - PL-BE-BD-109B inclusive, PL-BE-BD-110 - PL-BE-BD-113 inclusive, PL-BD-200B, PL-BD-201B, PL-BD-203B, PL-BE-200B, PL-BE-203B, PL-BF-200B, PL-BF-201B, PL-BF-203B, L33-01B - L 33-04B

inclusive, and L33-06B received 21/02/18, PL-BA-201C, PL-BA-202C, PL-BA-203C, PL-BB-115C, PL-BB-116C, PL-BB-117B, PL-BB-200C - PL-BB-203C, PL-BD-202C, PL-BE-202C, PL-BF-202C received 02/03/18 and PL-BE-BD-100C and PL-BE-201D received 08/03/18

Supporting documents:

Planning Statement prepared by Barton Willmore and dated 10/17, Existing Floorspace Schedule, Aborigicultural Impact Assessment Report prepared by Sharon Hosegood Associates and dated 09/17, Flood Risk Assessment prepared by Furness Partnership and dated 10/17, Phase 1 Environmental Desk Study prepared by Furness Partnership and dated 10/17, Structural Engineer's Stage 2 Report made by Furness Partnership and dated 10/17, and Environmental Statement (Volume 1 - 4 inclusive) prepared by Barton Willmore and dated 10/17 received 20/10/17, Flood Risk Assessment prepared by Furness Partnership and dated 02/18, Block B Residential Acc. Schedule Rev J, Block E Residential Acc. Schedule Rev H, Summary Commercial Acc. Rev H, Energy Statement prepared by Etude and dated 02/18, Sustainability Statement prepared by Etude and dated 02/18, Utilities Statement prepared by Furness Green Partnership and dated 02/18, Statement of Community Involvement prepared by Meeting Place Communications and dated 02/18, and Environmental Statement Addendum prepared by Barton Willmore and dated 02/18 received 21/02/18, Wind Microclimate Statement of Conformity prepared by RWDI and dated 02/18 and letter correspondence from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore and dated 16/02/18 re. Daylight and sunlight amenity Coburg notional scheme received 22/02/18, Evaluate Infographic CL13351 prepared by Lichfields and dated 02/18, Block D Residential Acc. Schedule Rev J, Non-Residential Floorspace Schedule Rev C Design and Access Statement Addendum 002.2 prepared by Barton Willmore and dated 02/18, Summary Residential Acc. Schedule Rev L, received 02/03/18, and Commercial Strategy prepared by Workspace and dated 01/18 received 08/03/18

Reason: In order to avoid doubt and in the interests of good planning.

- 3) Minimum B1 Employment floorspace
The development hereby approved shall include no less than 9,414m² falling within the Use Class B1 (Employment) of the Town and Country Planning (Use Classes) Order 1987 (as amended) at any one time.
Reason: In order to ensure the maximum floorspace is to be used for employment purposes in accordance with Local Plan SP8 and Development Management DPD DM 38.

- 4) Use Class restrictions
No floor space hereby permitted as falling within the D1 Use Class (Non-residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be used as a place of worship.

Reason: To ensure that the traffic and parking demand generated by the development proposal will not adversely impact on the local highways network.

5) Use hours

The units hereby approved falling within the A1, A3, D1 or D2 Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be open only between 0800h and 2400h on any day of the week, other than for uses within Use Class B1(a) which may operate over 24 hours.

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

6) Materials to be approved

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include external wall samples, parapet details, depth of window reveals, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

7) Site parking management plan

Prior to occupation of the development hereby approved, an onsite Parking Management Plan shall be submitted to and approved by Local Planning Authority. The agreed plan shall be implemented prior to first use of the approved car parking area and permanently maintained during its operation. The plan must include details on the allocation of parking spaces and management of onsite parking spaces in order to maximise use of public transport with parking to be allocated to family disable units and family units first.

Reason: To comply with the Policy DM32 of the Development Management, DPD.

8) Cycle parking design

The applicant will be required to provide the correct number of cycle parking spaces in line with the 2016 London Plan in addition the cycle parking spaces should be designed and implemented in line with the 2016 London Cycle Design Standard.

Reason: In accordance with Policy 6.3 of the London Plan.

9) Electric charging facilities

Prior to occupation of the development hereby approved, the proposed car parking spaces must include provision for electric charging facility in line with the London Plan; 20% active and 20% passive provision for future conversion.

Reason: To provide residential charging facilities for electric vehicles and to promote travel by sustainable modes of transport consistent with Policy 6.13 of the London Plan.

10) Delivery and Servicing Plan and Waste Management Plan

The developer shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. 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 which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

11) Network Rail

Prior to the commencement of the development hereby approved, a Glare Study shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail, to confirm that instances of glare / reflection from the glass of the tall buildings is suitably managed to ensure there is no risk to driver operations.

Reason: In order to ensure the safe operation of the railway.

12) External lighting

No external illumination shall take place other than in accordance with a detailed lighting scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

Reason: To ensure that any external lighting has regard to the visual amenity, biodiversity concerns of the area, Network Rail track safety and amenities of surrounding properties.

13) Crossrail 2 operations protection

Prior to commencement of the hereby approved development shall permitted until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning Authority which:

- Accommodate the proposed location of the Crossrail 2 structures including temporary works
- Accommodate ground movement arising from the construction thereof,
- Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

No change there from shall take place without the prior written consent of the Local Planning Authority

Reason: In order to ensure the safe operation of the Crossrail 2 development and the protection of Crossrail 2's infrastructure.

14) Piling method statement

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The developer is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

15) Construction hours

The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of the Development Management DPD 2017.

16) Hard/soft landscaping

Prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas, 'Chocolate Yard', vacant space behind Block B, courtyard amenity space of Block E and roof top gardens of Block D and Block E shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Car parking layouts;
- d) Other vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) Proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- h) Measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

- i) Planting plans;
- j) Written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- l) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- m) Those existing trees to be retained;
- n) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- o) Those new trees and shrubs to be planted together with a schedule of species;
- p) Green/podium roof details including details on substrate depth;
- q) Use of deep green roof substrate rather than Sedum mat roof unless justification is provide; and
- r) Communal planting within courtyard and roof top gardens.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

17) Sustainable drainage details

Prior to commencement of development hereby approved amended pro-forma (with resulting coefficient value (CV) value of 1) and micro-drainage calculations (accounting for the CV change and using FEH methodology) shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Local Plan 2017.

18) Drainage Management Maintenance Schedule

Prior to occupation of the development hereby approved a Management Maintenance Schedule outlining who will be responsible for the maintenance of the pumps and tanks for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Local Plan 2017.

19) Revised air quality assessment

Before development commences a revised air quality assessment including predicted concentrations incorporating combustion plant emissions and an air quality neutral assessment with a comparison of development emissions against London Plan emission benchmarks for buildings and transport (taking into account the council's comments) must be undertaken.

Reason: To comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

20) Chimneys

Prior to installation details of all the chimney heights calculations, diameters and locations will be required to be submitted for approval by the LPA prior to construction.

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

21) Combustion and Energy Plan

Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality in accordance with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction

22) Contaminated land 1

Before development commences other than for investigative work:

a. Utilising the information from the Phase 1 Environmental Desk Study (and Pollution Officer comments provided) a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced and a Phase II site investigation shall be carried out. 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: -

- a risk assessment to be undertaken,
- 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 in accordance with Policy 5.21 of the London Plan 2016 and Policy DM23 of The Development Management DPD 2017.

23) Contaminated land 2

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

24) Management and control of dust

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 'Control of Dust and Emissions during Construction and Demolition' and shall also include a Dust Risk Assessment.

Reason: To comply with Policy 7.14 of the London Plan

25) Non-road mobile machinery

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/EC for both NO_x and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

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

26) Non-road mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

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

27) Decommissioning of abstraction wells

Prior to commencement of the development hereby approved a scheme for decommissioning the abstraction well(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how these redundant boreholes are to be decommissioned.

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

5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

28) Secured by Design certification

The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation, confirmation of the final certification shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards for the physical protection of the building and its occupants, and to comply with Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management DPD 2017.

29) Wind and micro-climate clarification strategy

Prior to commencement of the hereby approved development clarification and further information regarding the wind and micro-climate assessment review including:

- Provide further justification for the assessed effects of Block B;
- Confirm that the landscaping considered in in line with that proposed, represents the initial landscaping upon planting, and if it is accounted for in Figures 10.2A to 10.4A of the Environmental Statement Addendum;
- Clarify the surrounding context considered in the assessment;
- Clarify suitability of conditions:
 - Upon initial occupation of Block B (during construction phase);
 - At Block E's south entrance;
 - Within the public amenity spaces, particular at café and picnic seating areas within 'Chocolate Square', 'Jelly Lane' and 'Chocolate Yard'; and
 - At corner balconies on Block B.
- Clarify expected baseline and proposed site conditions at sensitive surrounding receptors, including building entrances and the Alexandra Primary School playgrounds.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 7.6 and 7.7 of the London Plan 2016 and Policy DM1 of the Development Management DPD 2017.

30) Internal noise levels

Internal Noise Levels within Residential Units shall not exceed the following maximum noise levels (in accordance with BS8233:2014):

Time	Area	Maximum Noise Level
Daytime Noise (7am – 11pm)	Living rooms and Bedrooms	35dB(A)
	Outdoor Amenity	55dB(A)

Night Time Noise (11pm - 7am)	Bedrooms	30dB(A)
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No individual noise events shall exceed 45dB LAmax (measured with F time weighting) in bedrooms between 2300hrs and 0700hrs.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

31) Sound insulation – residential

Prior to commencement of the hereby approved development a scheme and results shall be submitted of sound insulation for glazing and ventilators verifying that the required internal noise levels have been met and approved by the Local Planning Authority.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

32) Sound insulation – commercial

Prior to commencement of the hereby approved development a scheme shall be submitted of sound insulation between the commercial (flexible Use Classes A1, A3, B1, D1, and D2) properties and residential units and approved by the Local Planning Authority.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

33) Plant noise restriction

Noise arising from the operation of any plant together with any associated equipment shall not increase the existing background noise level (LA90 15mins) when appropriate measurements are taken 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

34) Boiler facility

Notwithstanding the details shown on the approved plans, details of the boiler facility and associated infrastructure shall be submitted which will serve heat and hot water loads for all for all residential units and commercial units on the site.

This shall be submitted to and approved in writing by the Local Planning Authority six months prior to any works commencing on site. The details shall include:

- a) Location of a single energy centre to serve the site;

- b) Specification of equipment and operational standards of the site wide network (advice and expected standards can be provided by the Council);
- c) Flue arrangement and air quality mitigation measures;
- d) Operation/management strategy;
- e) The method of how the facility and infrastructure shall be designed and funded to connect to the Wood Green heating network (including the proposed connectivity locations, punch points through structure and route of the link) ;and
- f) Agreement to connect to the Wood Green DEN within a 5 year period of competition on site.

These boiler facilities and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

No change there from shall take place without the prior written consent of the Local Planning Authority.

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 Policy 5.7 of the London Plan 2016, SP4 of the Local Plan 2017, and Policy DM22 of the Development Management DPD 2017.

35) Construction standard of energy network

Details of the construction standard of the energy network and its ongoing operation shall be confirmed to the Council 3 months prior to any works commencing on site. These details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practise; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme. And that the developer will sign up to this standard to ensure that users have transparency of costs for customer protection. The Heat Trust Scheme standards and membership shall then be continued for the life of the heating and hot water network on the site, unless a regulatory scheme takes its place.

Reason: To ensure the facility and associated infrastructure are provided in accordance with Policy 5.7 of the London Plan 2016, Policy SP4 of the Local Plan 2017, and Policy DM22 of the Development Management DPD 2017.

36) Confirmation of achieving energy efficiency standards and carbon reduction targets

The development must deliver the carbon reduction measure and standards as set out in the Energy Strategy, by Etude, Revision G, dated February 2018.

The development shall then be constructed and the deliver the carbon savings set out in this document. Achieving the agreed carbon reduction of 40% reduction beyond BR 2013 across the site (37.7%, for residential and 41%, for commercial spaces). Confirmation that these energy efficiency measures and carbon reduction targets have been achieved must be submitted to the local authority at least 6 months of completion on site for approval.

The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). No change there from shall take place without the prior written consent of the Local Planning Authority.

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 £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with Policy 5.2 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

37) BREEAM and Home Quality

The developer must deliver the sustainability assessment as set out in the Sustainability Statement, by Etude, Revision G, dated February 2018. The development shall then be constructed in strict accordance of the details so approved, and shall achieve:

- BLOCK A - BREEAM Refurbishment 2014 'Very Good'
- BLOCK F - BREEAM New Construction 2014 'Excellent'
- Blocks B, D1 and E - Code for Sustainability Homes Level 4

A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval.

In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with Policies 5.1, 5.2, 5.3 and 5.9 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

38) Overheating

Prior to the commencement of the development hereby approved, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report. The model will assess the overheating risk (under London's future temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This report will 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. The report will include the following:

- The standard and the impact of the solar control glazing;
- That the heating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment;
- Details on the passive design features have been included;
- Details on the mitigation strategies which are included to overcome any overheating risk currently and in the future.

Once approved the development shall be constructed in accordance with the details so approved, be operational prior to the first occupation and shall be maintained as such thereafter. 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 SP4 and in the interest of adapting to climate change and to secure sustainable development.

39) Accessible dwellings

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 the London Plan 2016 Policy 3.8.

40) Wheelchair unit provision

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.

41) Central satellite dish

Notwithstanding the provisions of Class H or Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) 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: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

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

42) Broadband

Prior to the first occupation of the development hereby approved evidence shall be submitted to the Local Planning Authority for its written approval that demonstrates the business and residential properties will benefit from access to an ultra-high speed broadband connection.

Reason: To facilitate improvements in the quality of employment land within the borough and to comply with Policies DM38 and DM54 of the Development Management Policies DPD.

- 43) For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:
- a) informing local residents and businesses of the design and development proposals;
 - b) informing local residents and businesses of progress of preconstruction and construction activities;
 - c) considering methods of working such as hours and site traffic;
 - d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
 - e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
 - f) providing advanced notice of exceptional works or deliveries;
 - g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will

meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

43) Residential Design Standards

Prior to any above ground works, full details of how the residential units meet the residential design standards as set out in part D of Policy D4 of the draft London Plan and thereafter shall be implemented in accordance with the approved scheme.

Reason: In order to ensure acceptable living standards for future occupiers of the residential premises.

44) Residential Access

Fobs shall be provided for occupants of the family units in order to obtain access to the communal amenity space of the development hereby approved.

Reason: In order to ensure an acceptable living environment for future occupiers of the residential premises

INFORMATIVES:

INFORMATIVE: This permission is governed by a section 106 legal agreement pertaining to the provision of affordable housing, affordable workspace, business continuity fund, membership with Considerate Contractors Scheme, commitment to partake in the Haringey Employment Delivery Partnership, preparation of a residential and commercial travel plan with associated financial contributions, financial contribution towards amendment of traffic management order, financial contribution towards creation of controlled parking zone, financial contribution towards diversion of local bus route, financial contribution towards public realm improvements, provision of CMP and CLP, provision of car parking management plan, payment of carbon off-setting contribution, financial contribution towards street tree replacement, public art, retention of architects, and the financial contribution towards monitoring.

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

INFORMATIVE: Party Wall Act: The developer's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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

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

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the developer 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. They can be contacted on 0845 850 2777.

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 contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

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."

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

INFORMATIVE: Cadent (National Grid) have identified operational gas apparatus

within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

INFORMATIVE: Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements.

Section 106 Heads of Terms:

- 1) Affordable Housing
 - No less than 35% based on habitable rooms (72 affordable housing units; 32 London affordable rent and 40 London living rent);
 - Early and late stage viability reviews to be undertaken.
 - Any additional affordable housing uplift to be provided as a financial contribution and not on site.
- 2) Affordable Commercial Rent
 - Provision of 1,014m² of B1 Use Class in Block E let at 25% average market rent (£20);
 - Reasonable endeavour obligation to offer a first refusal period of six month post completion to Collage Arts to occupy this space;
- 3) Business Continuity Fund
 - £500,000 to be set aside and provided to existing customers support with reasonable relocation expenses
- 4) Considerate Contractors Scheme
- 5) Local Labour and Training
 - Employment skills plan to ensure local labour provisions and not less than 20% of those employed are residents of LB Haringey;
 - 25% of the LB Haringey residents employed shall be full-time apprenticeships;

- End User Skills Training financial contribution of £231,432 towards LB Haringey's Employment and Recruitment Partnership's activities;
- 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.

6) Residential Travel Plan

- Within six months of first occupation at Travel Plan for the approved residential uses shall be submitted to and approved in writing;
- The developer must appointment a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives annually for a minimum period of five years;
- Provide welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident;
- Establish or operate a car club scheme, which includes the provision of two car club bays and two cars with, two years' free membership for all residents and £50.00 (fifty pounds) in credit per year for the first two years. And enhanced car club membership for the family sized units (three plus bed units) including three years membership £100 (one hundred pounds) per year from membership for three years;
- Provision of Travel Information Terminals erected at strategic points within the development, which provides real time travel information;
- Include specific measurements to achieve the 8% cycle mode share by the 5th year;
- Financial contributions of £2,000 (two thousand pounds) per year for a period of five year for monitoring of the travel plan initiatives.

7) Commercial Travel Plan

- Submission of Travel Plans for the commercial aspect of development
- The developer must appoint a travel plan coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually for a period of years;
- Provide welcome residential induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team;
- The developer will be required to provide, showers lockers and changing room facility for the work place element of the development;
- Establish or operate a car club scheme, which includes the provision of 1 car club bays and one cars with, two years' free membership for all commercial units;
- Financial contributions of £2,000 (two thousand pounds) per year for a period of five year for monitoring of the travel plan initiatives.

8) Parking Control Measures

- Amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development to preclude the issue of on-street residential parking permits within any current or future Controlled Parking Zone (CPZ) to future occupiers of the land. The developer must contribute a sum of £4,000 (four thousand pounds) towards the amendment of the TMO;
 - Financial contribution of £23,000 (twenty three thousand pounds) towards CPZ design and consultation for the roads to the north of the site which are not currently controlled and within walking distance.
- 9) Bus Route Diversion
- Financial contribution of £200,000 (two hundred thousand pounds) towards securing two bus routes to serve the development and enhance the connectivity to the existing bus network.
- 10) Public Realm Improvements
- Financial contribution of £150,000 (one hundred and fifty thousand pounds) towards works to the pedestrian realm in the locality, including:
 - Penstock Foot path
 - Haringey Park Road
 - Mayes Road
 - Coburg Road, Caxton Road/ Caxton Road to Wood Green High Road
- 11) Construction Management Plan (CMP) and Construction Logistics Plan (CLP)
- Submission of Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for approval three months prior to construction works commencing onsite
- 12) Car Parking Management Plan
- Submission of a document that demonstrates allocation and management of the onsite car parking spaces including wheel chair accessible car parking spaces to the front of the building and the five commercial car parking spaces;
 - The residential car parking spaces must be allocated in order of the following priorities regardless of tenure:
 - Parking for the disable residential units 10% of the total number of units proposed – wheel chair accessible car parking spaces
 - A minimum of one wheel chair accessible car parking space for the commercial element of the development
 - Family sized units three+ bed units
 - Two bed four person units
 - Two bed units
 - One bed units and studios
- 13) Carbon Offsetting
- £309,060 toward addressing the unachieved carbon reduction targets, to be paid upon the implementation of the planning permission.
- 14) Tree replacement

- £10,000 towards planting two street trees in the local area.
- 15) Public Art
 - £50,000 to be set aside for the funding of public and artist designed public art with transparent processing for commissioning.
 - 16) Retention of Architects
 - 17) Monitoring fee
 - Pay the monitoring fee contribution – 5% of the total contributions up to a maximum sum of £20,000.

Section 278 Heads of Terms:

- 1) A developer contribution of approximately £549,533 (five hundred and forty nine thousand, five hundred and thirty three pounds) for offsite highway works, not including any statutory utilities works, to be paid upon implementation of the planning permission.

193. (HGY/2018/0382) ST ANNS GENERAL HOSPITAL ST ANNS ROAD N15 3TH

The Committee considered an application for: Erection of a two-storey hospital building for mental health patients, which will provide 4 wards, for up to 70 mental health inpatients.

The Planning Officer gave a short presentation highlighting the key aspects of the report. The 2015 application was a hybrid application, and the two elements had since been separated.

Helen, a local nurse and member of the St Anns Redevelopment Trust (START), addressed the Committee in objection to the application. START had been involved in creating the masterplan for the development. Their main objection was to the carpark and boundary wall and considered that the barrier would make it impossible to create a porous border between the hospital and housing. There needed to be mutually beneficial plans in place so that the border was a shared resource.

In response, Emma Williamson informed the Committee that condition 5 stated the need for the Planning Service to approve boundary plans and have further discussions.

Andrew Wright, Director of Strategic Development - Barnet, Enfield and Haringey Mental Health NHS Trust – spoke in support of the application. There was an urgent need for mental health wards at St Anns, and the current provision fell far short of NHS standards. The design reflected visits to other units, and the input of patients and carers. In relation to the boundary, there was an issue with the security of the site which was currently sealed at night, but the Trust would be willing to discuss options with the Planning Service.

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

RESOLVED

- i. That the Committee GRANT planning permission and that the Head of Development Management or Assistant Director for Planning 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 obligations set out in the Heads of Terms below.
- ii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 25th April 2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in his/her sole discretion allow; and
- iii. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission shall be granted in accordance with the Planning Application subject to the attachment of the conditions.
- iv. 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:
 1. The proposed development in the absence of a legal agreement to work with the Haringey Employment Delivery Partnership would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan Policies SP8 and SP9.
 2. The proposed development, in the absence of a legal agreement to secure planning obligations for mitigation measures to promote sustainable transport, as well as highway control measures and works, would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway and would be detrimental to the amenity of local residents. As such, the proposal is considered contrary to the requirements of Policy 6.12 and 6.13 of the London Plan 2016.
- v. In the event that the Planning Application is refused for the reasons set out in resolution (iv) 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.

CONDITIONS

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

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

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

710-PL-001 Rev. P00, STA-THO-B00-XX-DR-CE-581-0005, STA-THO-B00-XX-DR-CE-581-0006, A_STA-MA-B00-ZZ-DR-BA-800-0001 Rev. 1; STA-MA-B01-ZZ-DR-BA-800-0001, 0002, 0003, 0004 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-800-0005, 0006, 0007, 0008 (all Rev. 1); STA-MA-B00-ZZ-DR-BA-100-0012

Supporting documents also approved:

Transport Assessment dated June 2014, Planting Strategy dated January 2018, Archaeological Desk-Based Assessment (Heritage Statement) dated September 2017, Written Scheme of Investigation for Archaeological Evaluation dated October 2017, Energy Centre Noise Emission Limits document dated October 2017, Acoustic Design Criteria report dated October 2017, Environmental Management Plan Rev E dated January 2018, Site Waste Management Plan Rev 3 dated November 2017, Green Travel Plan Revision 2 dated November 2017, Construction Methodology and Logistics Plan Revision 5, Preliminary Risk Assessment October 2017, Arboricultural Implications Report January 2018, Proposed Drainage Statement January 2018, Daylight and Sunlight Summary, Energy Strategy dated January 2018, St Ann's Hospital Travel Plan, Statement of Community Involvement dated January 2018, Daylight and Sunlight Report dated January 2018, Transport Assessment Addendum dated February 2018. Design and Access Statement, Planning Statement.

Reason: In order to avoid doubt and in the interests of good planning.

3. Details of finishing materials (including samples) to be used for the external surfaces of the mental health unit block shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Brick treatments shall be demonstrated to be appropriately variegated. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of the finishing treatments for windows, accesses, the proposed entrance canopy and amenity screens shall also be provided as appropriate.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017.

4. Details of finishing materials (including samples) to be used for the proposed entrances and new wall openings hereby approved, including those within the northern wall, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The exact treatment and design detailing for metal gates and fencing shall also be submitted for the Authority's approval.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016 and, Policy SP11 of the Haringey Local Plan 2017.

5. Notwithstanding the information shown on the approved plans, details of the proposed boundary treatment to the western edge of the site, including that of gates and access points (and their ongoing management), shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The development shall thereafter only be carried out in accordance with the agreed details.

Reason: In order to protect the character and appearance of the area and so not to prejudice future development on adjoining sites in accordance with Policies DM1 and DM55.

6. No development shall take place on site until full details (including details of materials as appropriate) of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall thereafter be carried out as approved.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017.

7. The applicant is required to submit a fully detailed Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the Local Planning Authority's approval three months prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on St Anns Road, Hermitage Road and the other roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

8. Prior to the commencement of the development hereby approved the exact location and type of cycle parking to be provided shall be submitted to and agreed in writing by the Local Planning Authority, in discussion with Transport for London. A minimum 5% of cycle spaces should be suitable for enlarged cycles and the type of stand proposed must be clarified. The recommendations and requirements of the London Cycle Design Standards document shall be followed.

Reason: In accordance with Policy 6.3 of the London Plan 2016.

9. The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

11. 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.

Reason: In accordance with Policy DM2 of the Development Management Policies DPD 2017.

12. Prior to any work commencing on the site a full, detailed assessment of all site emissions, including emissions from all energy sources, is to be provided to the LPA for approval. The final design is to be Air Quality Neutral in line with the London Plan and emerging London Plan with respect to all emissions (NO₂, PM10 and PM2.5) from the site. If the proposed development is not air quality neutral, a scheme of mitigation is to be submitted and approved by the LPA and shall be installed as agreed and retained as such thereafter.

Reason: To protect local air quality.

13. Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality.

14. Prior to commencement of the development details of any chimney/flue heights calculations, diameters and locations will be required to be submitted for approval by the LPA. Any locations considered unsuitable with regard to emissions shall be subject to re-locating.

Reason: To protect local air quality.

15. Before development commences other than for investigative work:

- a) Using the information within the Phase 1 Preliminary Risk Assessment, (RSK, Reference: 29356-R02 (00), dated 27th October 2017), a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. 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:-

- a risk assessment to be undertaken,
- 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.

- 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.

Before development is occupied:

- 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.

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

- 16. 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.

Reason: To comply with Policy 7.14 of the London Plan 2016.

- 17. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

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

- 18. The proposed new access within the northern boundary wall, prior to demolition of the bungalow or immediately after, but no later than the start of construction of the new Mental Health Unit, shall be used solely for the access and egress of

construction vehicles until building works for the new Mental Health Unit project are completed.

Reason: To protect highway safety.

19. Prior to the commencement of the development hereby approved a parking layout plan and an internal road layout plan shall be submitted to the Local Planning Authority for its written approval. The approved layouts shall be installed as agreed and retained as such thereafter.

Reason: To protect highway safety.

20. Prior to commencement of the development hereby approved a management and maintenance plan for the proposed drainage system, detailing future responsibilities for the lifetime of the development, and final detailed drawings of the proposed systems, shall be submitted to the Local Planning Authority for its written approval. The system shall be installed and managed as approved and retained as such thereafter.

Reason: To ensure adequate site drainage and minimise risk of flooding.

21. Prior to commencement of the development hereby approved a revised eastern elevation shall be submitted to the Local Planning Authority for its written approval that amends the design of the proposed oriel windows to minimise impact on the amenity of neighbouring properties. The windows shall be installed as approved and retained as such thereafter.

Reason: To protect the private amenity of neighbouring residents.

22. No development shall take place until full details of a scheme for external lighting for that part of the site shall be submitted to and approved by the Local Planning Authority. Any artificial lighting within the development shall be designed to ensure that there is no light spill into the adjacent SINC and ecological corridor. Such agreed scheme to be implemented and permanently retained as such thereafter.

Reason: In order to ensure that the proposed development provides a safe and sound environment for patients and adjoining occupiers, and would not harm the ecology of an area through disruption of the natural diurnal rhythms of wildlife.

23. No demolition or development shall take place until a stage 1 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included

within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- (a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- (b) 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 stage 2 WSI.

Written schemes 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.

Reason: To protect local archaeological assets.

- 24. No works shall take place until the applicant has secured the implementation of a programme of historic buildings recording and analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: To protect local heritage assets.

- 25. The requirements of the Tree Protection Plan in Appendix 1 of the Arboricultural Implications Report shall be followed unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To ensure trees on site are adequately protected.

- 26. Prior to commencement of the development hereby approved an internal inspection of all buildings assessed within the Environmental Management Plan as providing opportunities for roosting bats shall be completed as per the requirements of the Plan and provided to the Local Planning Authority for its written approval. Bat emergence and re-entry surveys shall also be undertaken on all buildings assessed as providing opportunities for roosting bats. Surveys shall be undertaken between May and August in suitable weather conditions. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

27. Prior to commencement of the development hereby approved a nesting bird check shall be completed (within the relevant survey season of March-September) and provided to the Local Planning Authority for its written approval. Any mitigation or other measures required by the assessments and surveys shall be undertaken in full at the most relevant point in the development process and retained as such thereafter.

Reason: To ensure that protected species are respected.

28. Demolition of the building identified on the Proposed Site Plan as Building 38 shall not take place until a Bat Roosting Survey has been undertaken in accordance with the requirements of Condition 25, and a demolition methodology for this building has been submitted to the Local Planning Authority for its written approval in accordance with the recommendations of that Survey. The methodology shall ensure that the host SINC is protected and enhanced during the demolition process.

Reason: To ensure that protected species are respected, and to protect areas of nature conservation.

29. You must deliver the sustainability measures as set out in the approved Environmental Management Plan, dated Jan 2018, Version E, by Vinci Construction.

The development shall then be constructed in strict accordance of the details so approved, and shall achieve the agreed rating of BREEAM "Excellent" and this standard shall be maintained as such thereafter. A post construction certificate or evidence shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority within 6 months of completion on site for approval.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.

30. Details of the boiler facility serving the heat and hot water loads for all of the approved medical building and its associated infrastructure, shall be submitted to and approved by the Local Planning Authority 3 months prior to any works commencing on site. The details shall include:

a) location of the energy centre in the building;

- b) specification of equipment, including confirmation that the boiler facility shall deliver all the sites heating and hot water loads;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to the area wide network (serving the whole of the St Ann's site). This shall include the proposed connectivity location, punch points through structure and route of the link.

Once these details are approved the Council should be notified if the applicant alters any of the measures and standards set out in the approved Environmental Management Plan, dated Jan 2018, Version E, by Vinci Construction. Any alterations should be presented with justification and new standards for approval by the Council.

The boiler facility and infrastructure shall be delivered in accordance with the details so approved, installed and operational prior to occupation of the development and shall be maintained until the development is connected to the St Ann's heat network. At this point this equipment will be decommissioned and all heating and hot water loads will be delivered by the St Ann's area wide heating network.

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.

31. The developer will submit for approval an overheating model and report. The dynamic thermal model will assess the overheating risk (using future weather temperature projections - 2030 and 2050), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This should be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site and any measures shall be operational prior to the operation of the development.

This report will include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the unit does not overheat. The report will include the following:

- the standard and the impact of the solar control glazing;
- that there is space for cooling pipe work and that this is designed in to the building to allow the retrofitting of cooling and ventilation equipment
- that all heating pipework is appropriately insulated
- that passive cooling and ventilation features have been included or to be retrofitted
- highlight the mitigation strategies to overcome any future overheating risk for the patients

Air Conditioning will not be supported unless exceptional justification is given.

Once approved the development shall be constructed 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 Plan 2017 Policy SP04 and in the interest of adapting to climate change and to secure sustainable development.

32. The roof plant and any associated equipment shall be so designed to achieve a noise level of no less than 5dB below existing background noise level ($L_{A90\ 15mins}$) when measured 1 metre external ($L_{Aeq\ 15mins}$) from the nearest residential or noise sensitive premises.

Reason: To protect the amenity of neighbouring occupiers.

33. Prior to the commencement of works to the sub-station building hereby approved details shall be submitted to the Local Planning Authority for its written approval demonstrating the dimensions and material finish of that building, including any ancillary additional structures associated with it. Once approved, the building shall be constructed in accordance with the approved plans and retained as such thereafter.

Reason: In the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017.

INFORMATIVES

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

INFORMATIVE: The development hereby approved shall be completed in accordance with the associated Section 106 & Section 278 agreements.

INFORMATIVE: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

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(s).

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

INFORMATIVE: 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.

INFORMATIVE: Any piling or foundations should be as shallow as possible (ideally within the London Clay) to minimise the risk of creation of preferential pathways into the chalk aquifer where the groundwater is abstracted for public supply.

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

INFORMATIVE: The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

INFORMATIVE: The development of this site is likely to damage structural remains. The applicant should therefore submit detailed proposals in the form of a project design for building recording. The design should be in accordance with the appropriate English Heritage guidelines.

SECTION 106 HEADS OF TERMS

- 1) Considerate Contractors Scheme
- 2) Connection to a Future Energy Centre
 - The applicant shall undertake best endeavours to ensure that this building connects to the area wide heating network which is proposed for the whole of the St Ann's Hospital site
- 3) Jobs for Haringey
 - a. Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
 - b. That 20% to undertake appropriate training;
 - c. The developer shall agree with the Council to a proportion (up to a maximum of 10%) of construction jobs being undertaken as apprenticeships – a payment of £1,500 per apprentice placement would be required and apprentices shall be paid London minimum wage;
 - d. To provide the Council with information to enable the effective implementation of the above;
 - e. All of the above are to be followed unless practical considerations dictate otherwise.

- 4) Revised Travel Plan including Monitoring
- Within three months of the development first being occupied the applicant is required to:
 - appoint a co-ordinator
 - submit the Travel Plan and have it approved by the Council;
 - pay the monitoring contribution of £3,000.
 - Conduct annual reviews of the Travel Plan and amend the Plan as may be reasonably required by the Council
 - To comply with the Travel Plan during the lifetime of the development.
- 5) Carbon Offsetting
- a. The proposed PV solar panels shall deliver 19 kWp of energy to the site;
 - b. 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 plus a 10% management fee.

194. NEW ITEMS OF URGENT BUSINESS

None.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

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