

Appendix 11 - Conditions

Hybrid planning application – Detailed Element

Time Limit

A1. The development shall be begun within five years of the date of the permission.

REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

Approved Plans

A2. The Development of the Detailed Element of the permission hereby approved shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The Detailed Element of the permission hereby approved, as depicted on the approved plans, shall be completed in accordance with the approved plans, except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: For the avoidance of doubt and in the interests of proper planning.

Block G – Noise Attenuation

A3. (a) No development of Block G at slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the ground floor commercial unit and dwellings on the first floor have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between dwellings and the ground floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the first-floor dwellings directly above the commercial unit are first occupied and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Block G - BREEAM Accreditation

A4. (a) The ground floor commercial unit in Block G shall not be occupied for retail (Use Class A1) or Café/restaurant (Use Class A3) until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Excellent' for that unit has been achieved.

(b) The Accreditation of 'Excellent' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: to ensure sustainable development in accordance with London Plan 2016 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

Block G – Wind Mitigation

A5. (a) The ground floor commercial unit in Block G shall not be occupied as a Café/Restaurant (Use Class A3) until such times as landscaping details for the associated space immediately to the west of the unit (in the Detailed Element) that include wind mitigation measures that are designed to ensure the Lawson Criteria Comfort Rating for ‘Long-term Sitting’ (C4) have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved wind mitigation measures shall be implemented prior to the first occupation of the unit as a Café/Restaurant (Use Class A3) and shall be permanently maintained thereafter when the unit is in use.

REASON: In order to prevent adverse impact on wind microclimate, in accordance with Policy 7.7. of the London Plan (2016) and Policy DM6 of the Haringey Development Management Policies DPD July 2017.

Block G – Ventilation/Extraction

A6. (a) The ground floor commercial unit in Block G shall not be occupied as a Café/Restaurant (Use Class A3) until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a Café/Restaurant (Use Class A3) and shall be permanently maintained thereafter.

REASON: In order to prevent adverse impact on air quality.

Block G – Café/Restaurant Opening Hours

A7. Any café/restaurant use (Use Class A3) of the ground floor commercial unit in Block G shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity.

Block F – Noise Attenuation

A8. (a) The dwellings hereby approved in Block F shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the eastern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

Time	Area	Average Noise level
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Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in the eastern façade of the dwellings shall be installed and made operational prior to the occupation of any of the dwellings in Block F and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Accessible Housing

A9. (a) The detailed design for each dwelling in Block D and G hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as follows:

- Dwelling reference numbers L00-DX-01, L00-DX-06, L02-D-03, L02-D-04 and L02-G-06, L03-G-03, L04-G-04 shall meet Approved Document M M4(3).
- All other dwellings shall meet Approved Document M M4(2).

REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

Blocks D, F and G – Detailed Fire Statement

A10. (a) No development relating to Blocks D, F or G shall commence, save for investigative work, until a detailed Fire Statement for the relevant Block has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall include full details on:

(i) the building's construction: methods, products and materials used, including manufacturers' details

(ii) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach

(iii) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans

(iv) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment,

firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these

(v) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

(f) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

(b) The Block shall be thereafter be constructed and managed in accordance with the relevant approved Fire Statement

Reason: To enable the Local Planning Authority to assess the detailed fire strategy for these buildings in accordance with PolicyD12 in the Intend to Publish London Plan (2020).

Landscape Details

A11. (a) The following external landscaping details of external areas and amenity areas shall be submitted to and approved by the Local Planning Authority before any Block in the relevant Phase in which it is located commences above ground floor slab level:

- i) Hard surfacing materials;
- ii) Children's play areas and equipment;
- ii) Boundary treatments
- iii) Wind mitigation measures (as identified in Condition A5 in relation to Block G);
- iv) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- v) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- vi) Bird and bat boxes and bee bricks;
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- viii) Any food growing areas and soil specification;
- ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- x) Implementation programme.

(b) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments.

External Materials and Details

A12. (a) No development shall commence above ground floor slab level of Block D or G until details of all proposed external materials for that Block have been submitted to and approved by the Local Planning Authority. These details shall include

- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

Block D – Living Roof and Photovoltaic Panels Details

A13 (a) No development shall commence above ground floor slab level of Block D until details of Living Roofs and photovoltaic array have been submitted to and approved in writing by the Local Planning Authority. These details shall include

- i) A roof plan identifying where the living roofs will be located;
- ii) Substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- ii) Details on the diversity of substrate depths and types across the roof which shall provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of log piles / flat stones for invertebrates;
- v) Range and location of plant species (which, where possible, shall be predominantly native species);
- vi) Relationship with photovoltaic array; and
- vii) Irrigation, management and maintenance arrangements.

(b) The approved Living Roofs and photovoltaic array shall be provided before the final dwelling in Block D is occupied and shall be retained and managed thereafter in accordance with the approved management arrangements.

REASON: To ensure satisfactory details of Green and Brown Roofs and photovoltaic arrays.

Block D – Ground Floor Rear Boundary Details

A14. (a) No development shall commence above ground floor slab level of Block D until details of either a stand-alone boundary fence and/or details of the treatment of the rear ground floor boundary elevation of the ground floor parking area have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved boundary fence and/or building elevation shall be provided before any dwelling in Block D is first occupied and shall be maintained thereafter.

REASON: To ensure a satisfactory boundary treatment between Block D and Mallory Court to the north.

Cycle Parking Provision

A15. The cycle parking spaces shown on the approved plans for Blocks D, F and G shall be provided and made available before any of the dwellings to which they relate are first occupied and shall be maintained thereafter.

REASON: To ensure adequate cycle parking provision and promote environmentally sustainable travel.

Overheating

A15 (a) Prior to occupation of Block D, F and G, details of internal blinds to all habitable rooms for the relevant Block shall be submitted for approval by the Local Planning Authority. These details shall include:

- i. Internal blinds to all habitable rooms, including the fixing mechanism, specification of the blinds, shading coefficient, etc.
- ii. Free openable area of windows (30% for restricted windows, 50% for all other bedroom windows; 80% for all others living/kitchen/dining room windows);
- iii. G-values of 0.4 to all south, east and west-facing living/kitchen/dining room windows.

(b) The approved details shall be implemented prior to occupation and maintained thereafter, with internal blinds being retained or replaced with blinds with equivalent or better shading coefficient specifications.

Reason: To comply with London Plan 2016 Policy 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development

Hybrid planning application – Outline Element

Time Limit

B1. All applications for the approval of Reserved Matters within the Outline Element of the permission hereby approved, as depicted on the approved plans, shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of three years from the date of this permission, or
- b) The expiration of two years from the final date of approval of any of the reserved matters.

REASON: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

Submission of Reserved Matters

B2. The Outline Element of the permission hereby approved, as depicted on the approved plans, has been granted permission under Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced in respect of the Outline Element, the approval of the Local Planning Authority shall be obtained for the following Reserved Matters:

- (a) appearance (Blocks A, B, C & E);
- (b) landscaping (Blocks A, B, C & E and open space);
- (c) layout (Blocks A, B, C & E);
- (d) scale (Blocks A, B, C & E) and
- (e) internal access

Full particulars of these Reserved Matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

REASON: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of Reserved Matters.

Development in Accordance with Approved Plans

B3. The Outline element, as depicted on the approved plans, shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The Outline Element shall be completed in accordance with the approved plans and documents, and subsequently approved Reserved Matters applications except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: To ensure that the Development is carried out in accordance with the approved plans and assessments undertaken.

Development in Substantial Accordance with Control Documents

B4. All submissions of Reserved Matters pursuant to the Outline element, as depicted on the approved plans, shall be in substantial accordance with the approved Revised Development Specification & Framework (February 2020) and Revised Design Code (January 2020).

REASON: In order to ensure that the details of the development are within the parameters assessed at outline stage.

Quality Review Panel

B5. Unless otherwise agreed in writing with the Local Planning Authority, prior to the submission of any Reserved Matters, the proposed detailed design shall have been the subject of a review by the Council's Quality Review Panel or equivalent.

REASON: In order to ensure the design quality of the proposals is maintained in each Reserved Matters application.

Wheelchair Accessible Dwellings

B6. (a) At least 10% of all dwellings hereby approved in the Outline Element shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with the submitted Design and Access Statement (October 2019).

(b) Applications for approval of Reserved Matters relating to Layout for any Block submitted pursuant to this permission shall be accompanied by a statement which details the size, location, tenure and layout of proposed wheelchair accessible units in that Blocks.

(c) The development shall be carried out in accordance with the approved details.

REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

Accessible and Adaptable Dwellings

B7. (a) All dwellings that do not meet Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015), as required by Condition B6, shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 unless otherwise agreed in writing with the Local Planning Authority.

(b) Applications for approval of Reserved Matters relating to Layout for any Block shall be accompanied by a statement which details the size, location, tenure and layout of proposed accessible and adaptable dwellings in that Block.

(c) The development shall be carried out in accordance with the approved details.

REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

Blocks A & B - Detailed Basement Impact Assessment

B8. Each application for approval of Reserved Matters for Layout for Blocks A and B that relate to a basement shall be accompanied by a detailed Basement Impact Assessment (BIA), setting out how the design and construction will not adversely affect the structural stability of buildings and infrastructure within 50m of the approved building or result in an increased risk of flooding to properties within 50m of the approved Block.

REASON: To enable the Local Planning Authority to assess the any likely adverse impacts on nearby properties associated with the construction of a proposed basement.

Blocks A, B and C – Full Fire Statement

B9. Each application for approval of Reserved Matters relating to the Layout, of Blocks A, B and C shall be accompanied by a full Fire Statement covering the following matters

(a) the building's construction: methods, products and materials used, including manufacturers' details

(b) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach

(c) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans

(d) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these

(e) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

(f) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Reason: To enable the Local Planning Authority to assess the detailed fire strategy for these buildings in accordance with PolicyD12 in the Intend to Publish London Plan (2020).

Block B – Detailed Wind & Microclimate Assessment

B10. (a) Each application for approval of Reserved Matters relating to Scale for Block B and Landscape for areas within 30m of the ground floor base of Block B shall be accompanied by a detailed Wind & Microclimate Assessment (WMA) based on wind tunnel testing, submitted for the written approval of the Local Planning Authority. The WMA shall set out details of any wind mitigation measures considered necessary to ensure the achievement of specified pedestrian condition.

(b) Any additional wind mitigation measures identified in an approved WMA shall be implemented before any of the dwellings in Block B are first occupied and retained thereafter.

REASON: To enable the Local Planning Authority to assess likely wind conditions associated with Block B and ensure that all necessary mitigation measures are implemented to ensure a satisfactory environment for pedestrians and cyclists.

Block B – Energy Centre

B11. (a) Each application for approval of Reserved Matters relating to Layout for Block B shall be accompanied by details of a single plant room/energy centre to serve the whole development hereby approved, boiler specifications, communal network and future proofing measures, submitted for the written approval of the Local Planning Authority. The details shall include:

- i) Technical specifications for the energy centre, and proposed plant and buffer vessels, and its operation;
- ii) Evidence showing that the combustion plant to be installed meets an emissions standard of 32mg/kWh. Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions following installation (emissions certificates will need to be provided);
- iii) Full details of the location and appearance of the flues, including height, design, location and siting;
- iv) A plan showing the energy centre and pipe route for the communal network for the development;
- v) Details of the design of building services to future proof to connect to an area wide Decentralised Energy Network in the future; and
- vi) Details of other future proofing measures to enable connection to an area wide Decentralised Energy Network, such as provision in the building fabric, external buried pipework routes from the plant room to the site boundary, and space allocation for a heat exchanger.

(b) The energy centre and onsite network shall be installed and made operational before any dwellings in Block B are first occupied and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the opportunity for the development to connect to a district heating scheme and contributes to a reduction in overall carbon dioxide emissions as well as to protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Block B – Accurate Visual Representations

B12. Each application for approval of Reserved Matters relating to the Appearance of Block B shall be accompanied by fully rendered Accurate Visual Representations (AVRs) of the proposed Block from representative views 2, 3, 4, 5, 6, 7, 8, 13 and 14 as identified in the submitted Townscape and Visual Impact Assessment (October 2019), which shall include fully rendered images of the approved Goods Yard scheme if Reserved Matters approval of Appearance for that scheme has been granted at the time of the application.

Reason: To enable the Local Planning Authority to assess the design quality of the proposed detailed design and appearance of Block B.

Blocks B, C & E – Noise Attenuation

B13. (a) Each application for approval of Reserved Matters relating to Appearance for Blocks B, C & E shall be accompanied by full details of the glazing specification and mechanical ventilation for all habitable rooms in the western façade of dwellings

in Blocks B and C and the northern façade of dwellings in Block E, submitted for the written approval of the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB L_{Amax} (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures shall be installed and made operational prior to the occupation of any of the dwellings in the Block to which they relate and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Blocks B, C & E – Green/Brown Roofs

B14. (a) Each application for approval of Reserved Matters relating to Landscaping for Blocks B, C and E shall be accompanied by details of Living Roofs for that Block. These details shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) Substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- ii) Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of log piles / flat stones for invertebrates;
- v) Range and location of plant species (native species);
- vi) Relationship with photovoltaic array; and,
- vii) Irrigation, management and maintenance arrangements.

(b) The approved Living Roofs shall be provided before more than 90% of the dwellings in the Block to which they relate are first occupied and shall managed thereafter in accordance with the approved management arrangements.

REASON: To ensure satisfactory details of Green and Brown Roofs.

Brook House Yard Management Plan

B15. (a) The Public Realm/Children's Play Space immediately to the east of Block E (as identified on Parameter Plan 04) shall not be brought in to use until such times as a Management & Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority. The Management & Maintenance Plan shall set out details of the following:

- i) Days and times when the space is to be used exclusively by children and staff of Brook House Primary School
- ii) Days and times when the space is to be open for use by residents of the approved development
- iii) Management, maintenance and liability/insurance responsibilities for the above periods

(b) The Management & Maintenance Plan may be revised from time to time with the written approval of the Local Planning Authority and all those responsible for managing and maintaining the space.

(c) The Space shall be used, managed and maintained only in accordance with an approved Management & Maintenance Plan.

REASON: To ensure that the Space is satisfactorily managed and maintained and in the interest of community safety.

All Blocks – Operational Waste Management Plans

B16. (a) Each application for approval of Reserved Matters relating to Scale for a particular Block shall be accompanied by a detailed Operational Waste Management Plan (OWMP) for that Block. The OWMP shall be submitted for the written approval of the Local Planning Authority and shall set out details of storage of general waste, recycling and food waste.

(b) The waste management arrangements in an approved OWMP shall be implemented before any of the dwellings in the Block to which it relates are first occupied and retained thereafter.

REASON: To enable the Local Planning Authority to assess waste management arrangements and to ensure that satisfactory waste management measures are implemented and maintained.

All Blocks – Overheating Assessments

B17 (a) Each application for approval of Reserved Matters relating to Scale for a particular Block shall be accompanied by a detailed Overheating Assessment for that Block. The Overheating Assessment shall be submitted for the written approval of the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 guidance and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following: .

- The urban dataset for the three DSYs;
- Future weather patterns to projected impacts over the time periods 2020s, 2050s and 2080s, all time periods should be modelled. Mitigation for the 2020s period

must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk;

- Include any replacement / repair cycles and the annual running costs for the occupiers;
- Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings:
 - At least 15% of all rooms across the development site;
 - All single-aspect dwellings facing west, east, and south;
 - At least 50% of rooms on the top floor;
 - 75% of all modelled rooms will face South or South/west;
 - Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).

(b) Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter.

REASON: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented and maintained, in accordance with Policy 5.9 of the London Plan.

Open Space – Landscape Details

B18. Any application for Reserved Matters relating to Landscaping shall provide the following details:

- i) Hard surfacing materials;
- ii) Children's play areas and equipment;
- ii) Boundary treatments
- iii) Any relevant wind mitigation measures (as identified in the submitted Wind Microclimate Report, dated October 2019);
- iv) Any relevant SuDs features (as identified in the Flood Risk Assessment & Outline Drainage Strategy, dated October 2019)
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- vii) Bird and bat boxes and bee bricks;
- viii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- ix) Any food growing areas, soil specification and required storage of maintenance equipment (tool shed), adequate plant waste bins/compost areas and water points accessible to food growers;
- x) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and

xi) Implementation programme.

(b) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments.

Temporary Landscaping/Use

B19. (a) Within 30 days of the demolition of any existing buildings on the Outline part of site, written details of temporary landscaping and/or the temporary use of the land left vacant by the demolition shall be submitted to the Local Planning Authority for its approval.

(b) The implementation of approved temporary landscaping and/or temporary use of the land shall be implemented within 90 days of the written approval of details (as required by part (a) above and, unless agreed in writing by the Local Planning Authority, shall be maintained thereafter until work commences on any of the Outline works development hereby approved.

REASON: To safeguard the amenity and community safety of the Outline site pending its redevelopment.

Tree Protection Measures (PRE-COMMENCEMENT)

B20. (a) No Development shall commence until adequate steps have been taken in accordance with Section 8 of BS 5837 Trees to safeguard all trees to be retained (Tress 6001, 6002, 6003 and 6004 as identified on Drawing CC38-1046.01 in, the submitted Tree Survey (October 2019)) against damage prior to or during building works, including the erection of fencing.

(b) Protective fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree and such protection shall be retained until works of demolition and construction have been completed.

(c) No excavation site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of trees to be retained (as identified in (a) above).

(d) Any of the retained trees which die, are removed or become seriously damaged or diseased within five years of the completion of the last Landscaping Matters approved under Condition B2 shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To safeguard the health of trees that are to be retained in accordance with Policy 7.21 of the London Plan 2016.

Hybrid planning application – Both Detailed and Outline Elements

Phases (PRE-COMMENCEMENT)

C1. (a) No Development excluding site preparation works shall commence in any Phase until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority, which may only be varied with the prior written approval of the Local Planning Authority.

(b) The Phasing plan shall set out a breakdown of the following for each identified Phase:

- (i) Number of dwellings (including dwelling mix and tenure);
- (ii) Children's play space
- (iii) Car parking spaces
- (iv) Cycle parking spaces.

(c) The development shall be carried out in accordance with an approved Phasing Plan, which may be varied from time to time, subject to the prior written approval of the Local Planning Authority.

REASON: To assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that housing and other uses are delivered in a co-ordinated way.

Stage I Written Scheme of Investigation of Archaeology (PRE-COMMENCEMENT)

C2. No development shall commence in each relevant phase until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing for each relevant phase. 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.

REASON: to protect the historic environment

Stage II Written Scheme of Investigation of Archaeology

C3. 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.

REASON: to protect the historic environment

Water Supply Infrastructure (PRE-COMMENCEMENT)

C4. No development for each relevant phase shall commence until impact studies of the existing water supply infrastructure for that phase have been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. Should additional capacity be required, the impact study should include ways in which this capacity will be accommodated.

The development within each phase, as approved under Condition X above, shall then be implemented in accordance with the recommendations of the approved impact study and retained in perpetuity thereafter.

REASON: To ensure that the water supply infrastructure has sufficient capacity to supply the development hereby approved.

Land Contamination – Part 1 (PRE-COMMENCEMENT)

C5. (a) No development shall commence in each relevant phase other than investigative work until:

i) Taking account of information in the Phase I Environmental Site Assessment Report (Reference 325713.0000.0000, TRC Companies Ltd, September 2019), a site investigation for that phase shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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.

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

iii) 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.

Land Contamination – Part 2

C6. Where remediation of contamination on the site is required pursuant to the condition above, 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 first occupied.

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

Unexpected Contamination

C7. (a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

(b) The remediation strategy shall be implemented as approved.

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

Updated Energy Strategy

C8. (a) An updated Energy Strategy based on the revised Energy Statement dated February 2020 (200224) shall be submitted to in writing to the Local Planning Authority before the commencement of development of Blocks D, F or G or before a Reserved Matters application relating to Layout for Blocks A, B, C or E is submitted, whichever is the sooner.

(b) The updated Energy Strategy shall include details of the following:

- Achieve minimum carbon reductions at the Be Lean Stage of 10% for the domestic new build and 15% for the non-domestic new build elements;
- Achieve a minimum of 38.5% reduction at the Be Lean stage for the refurbishment element of Block F; and,
- Consideration of the feasibility of including PVs on Block G;
- Carbon offset contributions and split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.
- Detailed design of the heat network within the Blocks and how this complies with CIBSE CoP1 and the LBH Generic Specification;
- Set out a strategy for the supply of heat to any phases occupied before the site-wide energy centre is available; and
- How the performance of the system will be safeguarded through later stages of design, construction and commissioning including provision of key information on system performance required by CoP1.

(b) The approved Updated Energy Strategy shall be implemented as approved.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, Policy SI2 and Local Plan Policy SP4 and, in particular, to ensure the heat network is designed to be efficient. Details are required before construction to ensure works do not constrain compliance.

Railway Infrastructure Protection Plan

C9. (a) No development in a Phase (as identified in an approved Phasing Plan) that adjoins the western boundary of the site shall commence until an Infrastructure Protection Plan (IPP) for that Phase relating to London Overground has been submitted to and approved in writing by the Local Planning Authority.

(b) Any protection measures approved in a an IPP shall be implemented in accordance with approved details

REASON: to protect infrastructure in close proximity to London Overground track.

Secured by Design

C10. (a) Prior to the first occupation of each Block or part of a Block or use, a 'Secured by Design' accreditation shall be obtained for such Block or part of such Block or use and thereafter all features are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each Block or Phase of the development.

REASON: To ensure safe and secure development and reduce crime.

Domestic Boilers

C11. Gas boilers to be provided for space heating and domestic hot water for any particular Block (as opposed to in a site-wide energy centre, as covered by Condition **XX**) shall have dry NOx emissions not exceeding 32 mg/kWh (0%).

REASON: As required by The London Plan Policy 7.14.

Trees & Planting – 5-year Replacement

C12. Any trees or plants which within 5 years from them being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

REASON: To ensure that the approved soft landscaping thrives and makes a positive contribution to residential amenity, publicly accessible open space and (in the case of Block F) the setting of Listed Buildings.

Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

C13. (a) No development in each relevant Phase (as identified in an approved Phasing Plan) shall commence until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) No development in each relevant phase shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

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

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

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

Construction Logistics Plan (PRE-COMMENCEMENT)

C14. (a) No development shall commence in each relevant Phase (as identified in an approved Phasing Plan) until a Construction Logistics Plan (CLP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The CLP for that Phase shall include the following details:

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

(b) Construction works shall only be carried out in a particular Phase in accordance with an approved CLP for that Phase.

REASON: To protect the amenity of the locality.

Management and Control of Dust (PRE-COMMENCEMENT)

C15. (a) No development in each relevant Phase (as identified in an approved Phasing Plan) shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii) a Dust Risk Assessment.

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

REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.

Non-Road Mobile Machinery (PRE-COMMENCEMENT)

C16. (a) No development in each relevant Phase (as identified in an approved Phasing Plan) shall commence until all plant and machinery to be used for demolition and construction purposes in that Phase 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.

(b) No works shall be carried out in each relevant Phase until all Non-Road Mobile Machinery (NRMM) and plant to be used in that Phase 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 in that Phase.

(b) 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

Impact Piling Method Statement (PRE-COMMENCEMENT)

C17. (a) No piling shall take place in each relevant Phase (as identified in an approved Phasing Plan) 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) for that Phase has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling in each relevant Phase must be undertaken in accordance with the terms of the approved piling method statement for that Phase.

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

Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

C18. For the duration of the demolition and construction works the developer and its contractors shall 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) providing advanced notice of exceptional works or deliveries; and
- f) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

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

Telecommunications

C19. The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

Energy Monitoring

C20. Upon final completion of the development, suitable devices for the monitoring of the energy use (by unit) and renewable/low-carbon energy generation shall have been installed, and the monitored data shall be submitted to the Local Planning Authority at daily intervals for a period of five years from final completion. The installation of the monitoring devices and the submission of the data shall be carried out in accordance with the Council's approved specifications as published on the website. Installed renewable energy generation technology must be maintained and cleaned at least annually to ensure it generates renewable energy at its full potential.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2 and Local Plan Policy SP4 before construction works prohibit compliance.

Hybrid planning application - Informatives

1. Working with the applicant. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL would be £1,813,056 (30,400 x £59.64) and (based on the current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.96 with indexation) the Haringey CIL charge would be £632,000 (20.96 x 30,161), giving a total of £2,445,056. This will be collected by Haringey after the scheme is 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

4. 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.

5. Numbering New Development. 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 3472) to arrange for the allocation of a suitable address.

6. Asbestos Survey prior to demolition. 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.

7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

8. Written Scheme of Investigation – Suitably Qualified Person. 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.

9. Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

Geoarchaeological Assessment and Coring

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to archaeology. You should also consult Historic England's Development Management on statutory matters.

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

12. Piling Method Statement Contact Details. Contact Thames Water
<https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk

13. Minimum Water 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.

14. Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection

15. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

16. Designing out Crime Officer Services. The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

17. 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.

18. Network Rail Asset Protection. Network Rail strongly recommends the developer contacts Network Rail Asset Protection London South East Asset Protection anglia@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.

19. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

Listed Building Consent Conditions

Time Limit

D1. The works hereby permitted shall be begun before the expiration of 5 years from the date of this consent.

REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Approved Plans & Documents

D2. The approved plans and documents comprise:

- SEE APPENDIX 1

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

Contract

D3. Prior to any works of demolition or alteration to No. 867 or No. 869 High Road, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the building to which they relate shall be submitted to and accepted in writing by the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

Matching materials

D4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Hidden Historic Features

D5. Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

Redundant plumbing etc.

D6. All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to Nos. 867 to 869 High Road hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

Making good redundant plumbing etc.

D7. In the event the removal of redundant plumbing, mechanical and electrical services and installations within Nos. 867 to 869 High Road reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

Approval of Details (PRE-COMMENCEMENT)

D8. (a) Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun.

- i) Full external and internal condition survey to include structural assessment in relation to roof, walls, floors, doors, windows, stairs, fireplaces, decorative features and fixtures
- ii) Material specification for facade repair, repointing and replacement of brickwork, repairs and replacements to window cills, window surrounds, doorsteps, parapets. Material samples of these works to be approved on site by the Local Planning Authority's Conservation Officer.
- iii) Detail section drawings to scale 1:20 to record existing structures, make up of walls, floors, roof, doors, decorative cornices and windows and associated mechanical ventilation, including details of acoustic glazing required by Condition X on planning permission HGY/2019/2929 dated XX);
- iv) Detail section drawings to scale 1:20 and 1:10 as necessary to show proposed structures, walls, floors and finishes
- v) Detail elevation and section drawings to scale 1:10 to show interfaces between new partitions and original cornices or historic fabric
- vi) Detail drawings to scale 1:10 and 1:5 plus material specification for new panelled doors, surrounds, shutters and ironmongery to match historic details
- vii) Schematic drawings in plan and section to scale 1:50 to show Mechanical, Electrical and Plumbing services
- viii) Detail drawings to scale 1:10 showing penetrations within historic fabric
- ix) Method statements for installing Mechanical, Electrical and Plumbing services
- x) Method statements for proposed demolition works related to internal partitions, fixtures, fittings and new internal openings within load-bearing walls
- xi) Method statements for removal and making good of external gates, doors, windows, window bars, fixtures and fittings such as alarm boxes, vents, timber posts, lights
- xii) Method statements, material specification for proposed works to chimneys and roof. Material samples of replacement slates, bricks, repointing, chimney pots to be approved onsite
- xiii) Method statements and material specification for both proposed repair and alteration works to retained cornices, staircases, fireplaces, doors, windows,

panelling and all surviving 18th and 19th Century elements. Trial samples of cleaning and material samples of integrations and replacement works to be approved on site
xiv) Method statement and material specification for reinstatement of fireplaces

(b) The relevant work shall be carried out in accordance with such approved details and method statements.

REASON: In order to safeguard the special architectural or historic interest of the building.

Masonry Cleaning

D9. Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall demonstrate protection of internal and external surfaces.

The cleaning programme shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

No New Plumbing etc.

D10. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the special architectural or historic interest of the building.

No New Grilles etc.

D11. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the special architectural or historic interest of the building.

Listed Building Consent - Informatives

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Details of external materials are required to be submitted to and approved in writing by the Local Planning Authority pursuant to Planning Permission HGY/2019/2929.