

CONDITIONS AND INFORMATIVES

Conditions:

Compliance:

COMPLIANCE: Time limit for implementation (LBH Development Management)

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

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

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

2. The approved plans comprise drawing numbers and documents:

Drawings:

AA8418-02001 (Site Location Plan);
AA8418-02002 (Site Plan Existing);
AA8418-02010 Rev B (Site Plan Ground Floor);
AA8418-02011 Rev A (Site Plan Level 1);
AA8418-02012 Rev A (Site Plan Level 2);
AA8418-02013 Rev A (Site Plan Level 3);
AA8418-02014 Rev A (Site Plan Level 4);
AA8418-02015 Rev A (Site Plan Level 5);
AA8418-02016 Rev A (Site Plan Level 6);
AA8418-02017 Rev A (Site Plan Level 7);
AA8418-02018 Rev A (Site Plan Level 8);
AA8418-02019 Rev A (Site Plan Roof Plan);
AA8418-02100 Rev D (Ground Floor Plan);
AA8418-02101 Rev A (Level 1 Floor Plan);
AA8418-02102 Rev A (Level 2 Floor Plan);
AA8418-02103 Rev A (Level 3 Floor Plan);
AA8418-02104 Rev B (Level 4 Floor Plan);
AA8418-02105 Rev A (Level 5 Floor Plan);
AA8418-02106 Rev A (Level 6 Floor Plan);
AA8418-02107 Rev A (Level 7 Floor Plan);
AA8418-02108 Rev A (Level 8 Floor Plan);
AA8418-02109 Rev A (Level 9 Roof Plan);
AA8418-02200 Rev B (North West Elevation);
AA8418-02201 Rev A (North East Elevation);
AA8418-02202 Rev A (South East Elevation);

AA8418-02203 Rev A (South West Elevation);
AA8418-02204 Rev A (Courtyard North West Elevation);
AA8418-02205 Rev A (Courtyard South West Elevation);
AA8418-02206 Rev A (Courtyard North East Elevation);
AA8418-02207 Rev A (Courtyard South Elevation);
AA8418-02300 Rev A (Section A-A);
AA8418-02301 Rev A (Section B-B);
AA8418-02302 Rev A (Section C-C);
AA8418-02500 Rev A (Bay Study North West Podium);
AA8418-02501 (Bay Study North East Facade);
AA8418-02502 Rev A (Bay Study South East Facade);
AA8418-02503 (Bay Study South West Facade);
AA8418-02504 Rev A (Bay Study Deck Access Facade);

Documents:

Accommodation Schedule Rev F dated 16/06/2020;
Affordable Housing Statement date March 2020 prepared by Red Loft;
Air Quality Assessment Ref: 194760-04 date March 2020 prepared by Ardent;
Archaeological Desk Based Assessment Ref: 26050 Version 1 dated 13 November 2019 prepared by RPS;
Commercial Strategy dated March 2020 prepared by Andrew Sissons Consulting;
Desk Study/Preliminary Risk Assessment Report Job No: P2254J1730/AMM dated 17/07/2019 prepared by Jomas Associates;
Daylight and Sunlight Report dated 9 March 2020 prepared by eb7;
Preliminary Ecological Appraisal dated November 2019 prepared by The Ecology Partnership;
Design and Access Statement dated March 2020 prepared by PRP;
Flood Risk Assessment and Drainage Strategy Ref: 194760-02 dated March 2020 prepared by Ardent;
Noise Assessment Ref: 194760-01A dated March 2020 prepared by Ardent;
Planning Statement dated March 2020 prepared by DP9;
Statement of Community Involvement dated March 2020 prepared by Curtin&Co;
Transport Statement Ref: 194760-03 dated March 2020 prepared by Ardent;
Design and Access Addendum dated April 2020 prepared by PRP;
Overheating Assessment Version 2 dated 9 March 2020 prepared by JAW Sustainability;
Energy Strategy Report dated 24 April 2020 prepared by JAW Sustainability;
Sustainability Statement dated 24 April 2020 prepared by JAW Sustainability;
Response to Local Authority (SbD and Residential Refuse Storage) dated May 2020 prepared by PRP;
Response to Local Authority (Residential and Commercial Waste Strategy) dated May 2020 prepared by PRP;
Response to Planning Energy Comments prepared by JAW Sustainability;
Overheating Addendum prepared by JAW Sustainability;

BREEAM 2018 Pre-Assessment Report Version 2 dated 4 June 2020 prepared by JAW Sustainability;
 Fire Engineering – Concept Fire Strategy Report Ref: F9039 Version 01 dated 12/06/2020 prepared by Clarke Banks;
 Accommodation Schedule Rev: F dated 16/06/2020 prepared by PRP;
 Response to Local Authority dated June 2020 prepared by PRP;
 Letter from redloft dated 12/06/2020 further to the Affordable Housing Statement;
 Letter from DP9 dated 17/06/2020 responding to matters raised by local stakeholders

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

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

COMPLIANCE: Ancillary B8 use only (LBH Development Management)

3. The permitted B8 use shall only be ancillary to the B1 use hereby permitted.

Reason: To ensure provision of acceptable Town Centre uses.

COMPLIANCE Café/Restaurant Opening Hours (LBH Development Management)

4. Any café/restaurant use (Use Class A3) 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.

COMPLIANCE: Internal Noise Levels within Residential Units (LBH Noise)

5. The residential units within the development shall be built in accordance with BS8233:2014 and comply with the following noise levels:

Time	Area	Maximum Noise level
Daytime Noise 7am – 11pm	Living rooms and Bedrooms	35dB(A)
	Dining Room/Area	40dB(A)
Night Time Noise 11pm -7am	Bedrooms	30dB(A)

With no individual noise events to exceed 45dB LAmax (measured with F time weighting) in bedrooms with windows closed between 23.00hrs - 07.00hrs.

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

COMPLIANCE: Plant Noise Design Criteria (residential or noise sensitive receptors) (LBH Noise)

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

Reason: In the interests of protecting residential amenity.

COMPLIANCE: Plant Noise Design Criteria (commercial) (LBH Noise)

7. Any extract ventilation equipment shall be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises.

The noise level from any plant together with any associated ducting, shall be 10 dB(A) or greater below the measured background noise level at 1 metre from the façade of the nearest noise sensitive premises. The method of assessment should be carried in accordance with BS4142:2014 'Rating industrial noise affecting mixed residential and industrial areas'.

Should the predicted levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved by the local planning authority for consideration.

Reason: In the interests of protecting residential amenity.

COMPLIANCE: Accessible dwellings (LBH Development Management)

8. 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:

i) Dwelling reference numbers A105, A203, A208, A303, A308, A403, A503, A603 shall meet Approved Document M M4(3).

ii) 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.

COMPLIANCE: Satellite antenna restriction (LBH Development Management)

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

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

Pre-commencement:

PRE-COMMENCEMENT: Construction Environmental Management Plan (LBH Carbon Management)

10. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

The CEMP shall provide details of how construction works are to be undertaken respectively and shall include:

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

The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and

- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

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

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

The development shall be carried out in accordance with the approved details as well as the submitted Air Quality Mitigation Measures in the Air Quality Report.

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

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

PRE-COMMENCEMENT: Land Contamination (LBH Carbon Management)

11. Before development commences other than for investigative work:
 - a. Using the information from the submitted desk study/preliminary risk assessment, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - c. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority and approved in

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

- d. 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.

PRE-COMMENCEMENT: Unexpected Contamination (LBH Carbon Management)

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

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

PRE-COMMENCEMENT: Piling/intrusive groundworks (Thames Water and Environment Agency)

13. 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 water 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 and the Environment Agency. 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure

PRE-COMMENCEMENT: Borehole management (Environment Agency)

14. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and

inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To ensure that a sufficient monitoring network is maintained to allow for the completion any monitoring required as part of a verification plan, to demonstrate “betterment” or that no deterioration has occurred. Also, to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework.

PRE-COMMENCEMENT: Sustainable Urban Drainage System (LBH Drainage)

15. No development shall take place until a detailed surface water drainage scheme for site including overland flow path and final detailed drainage drawings. has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of its maintenance and management after completion.

The development shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and shall be managed and maintained thereafter in accordance with the approved details including the management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

PRE-COMMENCEMENT: NRMM (LBH Carbon Management)

16. a. 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.

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

PRE-COMMENCEMENT: Energy Plan (LBH Carbon Management)

17. (a) Prior to the commencement of development, an updated Energy Assessment should be submitted to the Local Planning Authority for approval. This should demonstrate that the development will connect to the Decentralised Energy Network at Wood Green and provide the calculated deferred carbon offset contribution approach. A minimum carbon dioxide saving of 47.9% should be achieved against a Building Regulations 2013 Part L scheme for the domestic element and a 39% saving for the non-domestic element, in line with the fabric efficiencies set out in the Energy Strategy prepared by JAW Sustainability (dated 24 April 2020).

(b) Prior to the commencement of development, the following details must be submitted to demonstrate the scheme has made sufficient provisions to connect to the Wood Green Decentralised Energy Network:

- i) Set out detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of F&R temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;
- ii) Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;
- iii) A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;
- iv) A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;
- v) Determine how the offsets will be split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.

(c) Within 6 months of completion, a final Energy Assessment must be submitted to the Local Planning Authority to demonstrate achieved carbon emission savings on site and calculate the carbon offset contribution, if required.

(d) Two months prior to the first occupation of the development, confirmation shall be submitted to the Local Planning Authority of the maximum possible solar photovoltaic (PV) energy to be generated on the roof. The submission shall include: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy. The proposed 28 kWp solar array should aim to generate at least 23,005 kWh of renewable electricity per year.

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

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.

Prior to above ground works:

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

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

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

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

19. The following landscaping details of external areas and amenity areas shall be submitted to and approved by the Local Planning Authority prior to commencement of above ground works:
- i) Hard surfacing materials;
 - ii) Children's play areas and equipment;
 - ii) Boundary treatments
 - iv) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
 - vi) Bird and bat boxes and bee bricks etc;
 - 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;
 - 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.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Sound insulation between commercial and residential (LBH Noise)

20. Sound insulation between the commercial premises on the ground floor and residential units shall be provided and installed in the premises in accordance with a scheme submitted to and approved by the Local Planning Authority before the commencement of any above ground works.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Cycle parking (LBH Transport)

21. Full details (including dimensions) of the proposed arrangements for cycle parking in accordance with the London Plan and London Cycle Design Standard shall be submitted to and approved by the Local Planning Authority prior to commencement of above ground works. The approved cycle parking shall be installed prior to first occupation of the commercial or residential uses, whichever comes first, and maintained as such thereafter.

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

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Living Roofs and photovoltaic array (LBH Carbon Management)

22. (a) Prior to commencement of above ground works, full details of the 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 and solar panels will be located and what surface area they will cover;
 - ii) Sections demonstrating substrate of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
 - ii) Plans showing details on the diversity of substrate depths and types across the roof to 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) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
 - vi) Relationship with photovoltaic array;
 - vii) Irrigation, management and maintenance arrangements.
- (b) The approved Living Roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and Policy SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: BREEAM (LBH Carbon Management)

23. (a) Prior to commencement of above ground works, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent) with a minimum score of 58.6%.

(b) None of the flexible commercial/retail units shall be occupied for retail use (Use Class A1-A5) or business use (Use Class B1 or B8) 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 'Very Good' for that unit has been achieved. The Accreditation of 'Very Good' 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 Policies 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design (Metropolitan Police)

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

b) Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

c) The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.

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

Prior to installation/first occupation/first use:

PRIOR TO INSTALLATION: Odour control equipment (commercial) (LBH Noise)

25. Details of fume extraction and odour control equipment, including any external ducting and flues shall be submitted to and approved in writing by the Local Planning Authority. Such equipment shall be installed in its entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and an approved Plant

Management Plan, which will detail arrangements for servicing, operation, and cleansing.

Reason: In the interests of protecting residential amenity.

PRIOR TO INSTALLATION: Mechanical Ventilation and Heat Recovery (LBH Carbon Management)

26. Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) system shall be submitted to and approved by the Local Planning Authority. The details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting. The approved MVHR shall be installed prior to first occupation of the development and maintained as such thereafter.

Reason: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9.

PRIOR TO INSTALLATION: Combustion and Energy Plant (LBH Carbon Management)

27. Prior to installation considering the applicant proposal for the use of a centralised boilers as an energy source, details of the gas boilers to be provided 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 (0%).

Reason: As required by The London Plan Policy 7.14.

PRIOR TO FIRST OCCUPATION: Delivery and Servicing Plan and Waste Management Plan (LBH Transport)

28. Prior to first occupation of the development, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. The approved DSP must be in place prior to first occupation development and maintained as such thereafter. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site 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

PRIOR TO FIRST OCCUPATION: Electric Charging Points (LBH Transport)

29. The applicant will be required to provide a total of 2 on street blue badge car parking spaces with active electric charging points prior to first occupation of the residential element of the hereby permitted development.

Reason: To comply with the London Plan and reduce carbon emission in line with the Local Plan Policy SP4.

PRIOR TO FIRST OCCUPATION: Overheating (LBH Transport)

30. (a) Prior to first occupation of the residential element of the development, a revised Overheating Report for future weather files (2050s and 2080s) shall be submitted to and approved by the Local Planning Authority. This will be based on thermal dynamic modelling in line with CIBSE TM59, with TM49 weather files. This should include:

- i) A retrofit plan setting out how future overheating risk will be mitigated, confirming these measures can be incorporated into the design of the development, prioritising passive design measures.
- ii) A statement who will manage and own the overheating risk going forward. They should be named report so that if residents have an issue, they can be signposted to the responsible / liable party.
- iii) A copy of the home guide that sets out measures to mitigate any overheating, providing guidance on how to use the MVHR, how night-time heat purging works in combination with thermal mass, etc.

(b) Prior to first occupation of the residential element of the development, overheating measures must be installed to reduce the risk of overheating in habitable rooms in line with the Caxton Road Overheating Assessment V02 prepared by JAW Sustainability (dated 9th March 2020):

- i) Internal blinds with a shading coefficient of 0.5 or better;
- ii) Glazing g-value of 0.40;
- iii) Window openings of 45 degrees or better;
- iv) MVHR with a summer bypass function.

Reason: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy 5.9 of the London Plan, Draft Policy SI4 of the draft New London Plan, and Policies SP4 and DM21 of the Local Plan.

Informatives:

Working with the applicant (LBH Development Management)

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

S106 agreement (LBH Development Management)

2. INFORMATIVE: This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended).

CIL (LBH Development Management)

3. **INFORMATIVE:** The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £410,681.04 (6,886sqm (residential & non-residential x £59.64) and the Haringey CIL charge will be £1,368,090.47 (5,933sqm (residential only as nil rate for other proposed uses x £230.59). CIL 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. The provision of affordable housing may be exempt from both Mayoral and Haringey CIL liability. However, the applicant must apply for social housing relief before this element of the development can be deducted from the final CIL calculations.

Party Wall Act (LBH Development Management)

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

Sewers (Thames Water)

5. **INFORMATIVE:** There are public sewers crossing or close to the development. If the applicant is planning significant work near Thames Water sewers, it is important that the applicant minimizes the risk of damage. Thames Water will need to check that the development does not limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read Thames Water's guide working near or diverting our pipes.

Disposal of commercial waste (LBH Waste Mangement)

6. **INFORMATIVE:** 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.

Underground Water Assets (Thames Water)

7. **INFORMATIVE:** The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you

require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Pressure (Thames Water)

8. INFORMATIVE: Thames Water recommend the following informative be attached to this planning permission. 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.

SbD accreditation – Met Advice (Thames Water)

9. INFORMATIVE: The applicant must seek the 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.

Fire safety (London Fire Brigade)

10. INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments. 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.

Street numbering (LBH Transportation)

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