

Appendix 8–Planning Application Conditions & Informatives

Time Limit

1. The development shall be begun within four 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

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

- SEE APPENDIX 1

The development 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.

Contract

3. Prior to any demolition works of the two-storey building at the rear of No. 814 High Road, evidence of a contract or contracts for the development of the Linear Building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

Café/Restaurant Opening Hours

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.

Courtyard Opening times

5. (a) The courtyard space shall be open to members of the public (other than motorised vehicles, with the exception of wheelchairs and mobility scooters) between the hours of 10.00 and sunset throughout the year and at other times when one or more approved business with a frontage to the courtyard is open.

REASON: To safeguard the amenity of the surrounding area.

BREEAM Accreditation

6 (a) No development shall commence until a design stage accreditation certificate has been submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or any such equivalent national

measure of sustainable buildings which replaces that scheme), with a minimum score of 66%.

(b) None of the refurbished or new buildings shall be first occupied (Use Class A1/A2/A3/B1/D1/D2) until a final Certificate has been submitted to the Local Planning Authority certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that building has been achieved.

(d) 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 Polices 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

Performance Space – Noise 1 PRE-COMMENCEMENT

7. (a) The approved extension to Nos. 804-806 shall not extend above ground level until a Noise Management Plan for the whole premises (refurbished existing building and extension) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall take account of guidance in the Northumberland Terrace Phase 3 – 804-806 High Road Noise Assessment (03 August 2020) and shall include details of the following:

- i. External walls of extension acoustic performance details;
- ii. Glazing acoustic performance details;
- iii. Exit doors acoustic performance; and
- iii. Ventilation acoustic performance details

(b) The development shall be built in full accordance with the details approved under part (a) and the detailed elements shall be maintained thereafter.

REASON: To safeguard residential amenity.

Performance Space – Noise 2

8. A tamper proof noise limiting device shall be installed and permanently maintained in good working order within all areas where amplified sound systems are used. The device shall automatically control the volume of all amplified entertainment at the venue at all times. The maximum internal music level shall be set by a qualified acoustic consultant so that the maximum external noise levels, as detailed in Table 11 of the Northumberland Terrace Phase 3 – 804-806 High Road Noise Assessment (03 August 2020) arising from the premises are not exceeded at any time.

REASON: To safeguard residential amenity.

Performance Space – Noise 3

9. (a) Before the roof level terrace on the performance space building at Nos. 804-806 High Road is first brought in to use, details of acoustic screening of at least 2.8m in height shall be submitted to and approved by the Local Planning Authority.

(b) The approved screening shall be implemented before the terrace is first brought in to use and shall be retained thereafter.

REASON: To safeguard the amenity of occupiers of Nos. 802 and 808 High Road.

Performance Space Terrace - Use

10. (a) The roof level terrace on the performance space building at Nos. 804-806 High Road shall only be used between the hours of 07.00 and 23.00 and (b) No amplified music shall be played on the roof terrace at any time.

REASON: To safeguard the amenity of the surrounding area.

Music Recording Studio – Noise PRE-COMMENCEMENT

11. (a) The approved extension to No. 802 shall not commence until a Noise Management Plan for the whole premises (refurbished existing building and extension) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i. External walls of extension acoustic performance details;
- ii. Glazing acoustic performance details; and
- iii. Exit doors acoustic performance;

(b) The development shall be built in full accordance with the details approved under part (a) and the detailed elements shall be maintained thereafter.

REASON: To safeguard residential amenity.

Mechanical Plant Noise

12. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: In order to protect the amenity of nearby residential occupiers.

Ventilation/Extraction Details

13. (a) Any Café/Restaurant (Use Class A3) shall not be brought in to use 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.

Landscape Details

14. (a) The following external landscaping details of the proposed courtyard space between the Linear Building and the rear of Nos. 798 to 814 shall be submitted to and approved by the Local Planning Authority before the Linear Building commences above ground floor slab level:

- i) Boundary screens and gates;

- ii) Hard surfacing materials and seating;
- iii) 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;
- iv) Bird and bat boxes and 'insect hotels';
- v) Lighting columns;
- vi) SuDS management and maintenance arrangements; and
- vii) Implementation programme.

(b) The external landscaping and SuDS measures shall be carried out in accordance with the approved details and implementation programme and the SuDS measures shall be managed and maintained in accordance with approved arrangements 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 biodiversity enhancement and boundary treatments.

External Materials and Details – Linear Building

15. (a) No development shall commence above ground floor slab level of the Linear Building until details of all proposed external materials for that building 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.

External Materials and Details – Nos. 804-806 High Road

16. (a) No development shall commence above ground floor slab level of the rear extension of Nos. 804-806 High Road until details of all proposed external materials for that building 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.

No new Plumbing on outside of Nos. 804-806 High Road

17. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of Nos. 804-806 High Road 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 appearance of this important façade within the North Tottenham Conservation Area.

No new Grilles on outside of Nos. 804-806 High Road

18. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of Nos. 804-806 High Road A 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 appearance of this important façade within the North Tottenham Conservation Area.

Secured by Design

19. (a) Prior to the first occupation of Block A or B, 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.

Fire Statement

20. The development shall be carried out in accordance with the provisions of the Fire Statement prepared by Goldsmith Engineering dated 26/03/2020 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with Intend to Publish London Plan Policy D12.

Energy Plan PRE-COMMENCEMENT

21. (a) No development shall take place until an updated Energy Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the approved development has made acceptable provisions to connect to a North Tottenham Decentralised Energy Network (DEN), with an interim gas boiler heating solution. This updated Strategy shall include the following:

- i. A plan showing the required layout of infrastructure (including conduit space, pipes and plant room) to connect to a future DEN;
- ii. Drawings and specifications setting out how the 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 flow and return temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;
- iii. 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;
- iv. A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;
- v. A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;
- vi. Calculations to determine how carbon offset payments are to be split between the 'initial offset' (100% of which to be paid on commencement) and the 'deferred offset'. (payable if no connection to a DEN within 10 years).

(b) Prior to the first occupation of the Linear Building, written evidence shall be submitted to the Local Planning Authority that the proposed solar photovoltaic array of at least 7.8 kWp and associated monitoring equipment has been installed correctly. The solar PV array shall be maintained and cleaned at least annually thereafter.

(c) Within six months of first occupation of any building, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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.

Overheating (PRE-COMMENCEMENT)

22. (a) No development shall take place until a revised overheating assessment for the Linear Building has been submitted to and approved in writing by the Local Planning authority. This assessment shall be based on thermal dynamic modelling in line with CIBSE TM52, with TM49 weather files and set out evidence of how consideration has been given to designing out the need for active cooling and demonstrate compliance with the GLA's cooling hierarchy to reduce the demand for cooling. The assessment shall include:

- i. Evidence how the design has been amended to reduce cooling demand in line with the cooling hierarchy;
- ii. Results for current and future weather files (2020s, 2050s and 2080s) for DSY1, DSY2 and DSY3 for the development without active cooling and results for the development with mitigation measures;
- iii. 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.

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.

Mechanical Ventilation and Heat Recovery

23. (a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter.

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

Domestic Boilers

24. Any gas boilers to be provided for space heating and domestic hot water for any building shall have dry NO_x emissions not exceeding 32 mg/kWh (0%).

REASON: As required by The London Plan Policy 7.14.

PV arrays

25. (a) No development of the Linear Building shall commence above ground floor slab level until the location and full details of the proposed photovoltaic arrays to be installed on the Linear Building and/or Nos. 804-606 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The photovoltaic arrays approved under (a) above shall be installed and made operational before the building to which they are attached is first occupied.

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.

Land Contamination – Part 1 (PRE-COMMENCEMENT)

26. Before development commences, other than for investigative work:

(a) Using the information already acquired from the submitted Desk study Report with reference DS2625 rev.1 prepared by ST Consult dated July 2016, 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.

(b) The risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted to and approved in writing by the Local Planning Authority prior to that remediation being carried out on site.

Land Contamination – Part 2

27. 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

28. (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.

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

29. 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

30. 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

Cycle Parking Provision

31. (a) No refurbished or new floorspace hereby approved shall be first occupied until full details of short and long-term cycle parking arrangements (including location, cycle stand and cycle stacking arrangements) have been submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking spaces approved under (a) above (or any temporary interim cycle parking spaces that may be approved in writing by the Local Planning Authority for the refurbished floorspace) shall be provided before any floorspace is occupied and retained thereafter.

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

Car Parking Provision

32. (a) No refurbished or new floorspace hereby approved shall be first occupied until the two car parking spaces for disabled drivers associated with the approved development shown on Drawing 171121-NT SK-011 in the Lillywhite House car park have been made available to occupiers of the approved development floorspace and retained for this use hereafter.

REASON: To ensure adequate car parking provision for disabled workers and visitors.

Car Parking Management Plan

33. (a) The refurbished or new floorspace hereby approved shall not be first occupied until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- i). Details of allocation policy and procedures for allocating the two car parking spaces for disabled drivers secured by Condition 28;
- ii). Details of monitoring and procedures for increasing the number of car parking spaces in the Lillywhite House car park to be allocated for disabled drivers associated with the approved development (up to 4 spaces) if monitoring identifies a need.

(b) Car parking associated with the approved development shall be managed in accordance with an approved Car Parking Management Plan.

REASON: To ensure adequate car parking provision for disabled workers and visitors.

Delivery and Service Plan

34. (a) No development in a particular Phase shall be occupied until a Delivery and Service Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) Delivery and Service Plans shall include servicing arrangements for residential dwellings and, where appropriate, the approved café/restaurant in Block G, and include details of parcel management arrangements.

(c) The approved Delivery and Service Plans for a particular Phase shall be implemented upon occupation of development in the Phase to which they relate.

(d) The approved Delivery and Service Plans shall be monitored by the Travel Plan Co-Ordinator appointed under the terms of the accompanying s106 Agreement, who shall submit reviews and any recommended changes of each Plan to the Local Planning Authority for its written approval on the first, third and fifth anniversary of the occupation of the Phase to which they relate.

(e) The development shall be operated in accordance with the approved Delivery and Service Plans.

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

Construction Logistics Plan PRE-COMMENCEMENT

35. (a) No development shall commence until a Construction Logistics Plan (CLP) for the relevant works has been submitted to and approved in writing by the Local Planning Authority. The CLP for the relevant works shall be in accordance with TfL's Construction Logistics Plan Guidance (July 2017) include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the site;
- 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) Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- vii) Crane Lifting Management Plan (CLMP)
- viii) Crane Erection and Dismantling

(b) Construction works shall only be carried out in accordance with an approved CLP for those works.

REASON: To protect the amenity of the locality.

Demolition/Construction Environmental Management Plans PRE-COMMENCEMENT

36. (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) The DEMP/CEMP shall include an Air Quality and Dust Management Plan (AQDMP).

(c) No development 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.

(d) 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; and,
- x. Details of any other standard environmental management and control measures to be implemented.

(e) 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. 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.

(f) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP. 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.

Impact Piling Method Statement PRE-COMMENCEMENT

37. (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 PRE-COMMENCEMENT

33. (a) For the duration of the demolition and construction works the developer and its contractors shall inform local residents and businesses of the following:

- i) Hours of working and any temporary traffic/highway works;
- ii. Telephone contacts to get advice or raise comments of complaints regarding the development with the view of resolving any concerns that might arise; and
- iii. Advanced notice of exceptional works or deliveries.

(b) The proposed methods for achieving the requirements of (a) 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

39. 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 commercial occupiers 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.

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 CIL. Based on the information given on the plans, the estimated Mayor's CIL would be £190,174. 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. 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.

15. 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.

16. 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.

17. 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.