

Reference No: HGY/2020/1851	Ward: Noel Park
Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8	
Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings E1, E2 and E3, forming Phase 3B of the Eastern Quarter, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.	

[To note the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report]

4. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Key features

The proposal for buildings E1 to E3 comprises:

[Paragraph 4.1.7 is altered to correct bullet point 13]

- 328sqm public pocket square

Building E1

[Paragraph 4.1.7 is altered to correct bullet point 1]

- 93 private residential units on upper floors within a 8 to 12-storey block

Building E2

[Paragraph 4.1.7 is altered to correct bullet point 1]

- 78 private residential units on upper floors within a 8 to 10-storey block

[Paragraph 4.1.7 is altered to correct bullet point 4]

- Commercial and residential bin holding area

Basement

[Paragraph 4.1.13 is altered to include the correct information in relation to car parking]

Within the basement, parking for the residents of buildings E1 to E3 (phase 3B)

accommodates 50 car parking spaces inclusive of 41 accessible wheelchair car parking spaces.

Community room

[Paragraph 4.1.20 is altered to include the additional information in relation to the community room]

The community room is to be managed on a non-for-profit basis and the management and maintenance costs would be covered by hire charges. Furthermore, any surplus generated would be provided from the applicant to local community groups / charities in the form of subsidised / free venue hire.

Residents' facilities

[Paragraph 4.1.17 is altered to include the correct information in relation to the residents' facility]

In phase 4-5 there is also space for a gym, which (subject to planning) could provide a pay-as-you-go facility for all residents.

8. LOCAL REPRESENTATIONS

The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

[Paragraph 8.2 is altered to included updated information]

- No of individual responses: 5
- Objecting: 1
- Supporting: 3
- Others: 1

The main issues raised in representations from adjoining occupiers are summarised below:

[Paragraph 8.3 is altered to include the additional comments]

Objection:

- The application is incomplete because responders to the consultation have no idea of where the proposals are in relation to what was consented to in HGY/2017/3117 and what justification there is to build to the maxima.
- The applicant has provided no evidence justifying the proposed density and height maxima permitted in the outline consent nor has there been any dialogue with our community on how and when to deliver the infrastructure needed to support such density and height
- Our community is concerned at the density and resulting lack of open space and supporting local infrastructure
- High density was predicated on Crossrail 2 and improved transport infrastructure:
- The application fails to provide the level of amenity required when designing to the permitted maxima
- The application fails to demonstrate that it is appropriate and sustainable in the post Covid 19 epidemic economy

- Dissatisfied with the consultation process
- Haringey and the applicant have failed to support genuinely the restoration of the Moselle Brook or opening up the railway embankment as stipulated by the S.106 agreement with Network Rail (Coronation Sidings)

Support:

- Collage Arts is supportive of this proposal and the applicants commitment that any surplus, after maintenance and management costs, would be used to provide subsidised opportunities for local organisations and charities to use the Community Room.

9. MATERIAL PLANNING CONSIDERATIONS

9.4 Layout

Proposals

[Paragraph 9.4.11 is altered to correct the last sentence]

The three blocks will complete the enclosure of the central courtyard and add active residential edges, in particular with ground level flats in building E3 on its south side.

Building E1

[Paragraph 9.4.17 is altered to include the correct information in relation to the north facing single aspect units]

In respect of all three buildings there are 17 north facing single aspect units in buildings (E1-E3).

North facing single aspect units in this proposal represent 6% of the overall total

[Paragraph 9.4.18 is altered to include the additional information in relation to the Juliette balcony]

The only Juliette balcony proposed throughout the E buildings is located at first floor level of building E1 facing Mary Neuner Road and this 2 bed unit has been oversized to compensate for lack of balcony.

9.5 Scale

Proposals

[Paragraph 9.5.4 is altered to include the correct information in relation to the heights]

Building E1 is a part 8, part 12 storey block, Building E2 is a part 8, part 10 storey block

9.7 Access

9.7.10:

BP1 – cycle parking space provision should be in the form of Sheffield stands rather than josta 2-tiered cycle stands. A condition is recommended.

[Paragraph 9.7.10 is altered to include the additional information in relation to bullet point 2]

Secondary access is also provided via the residential lifts and that the lifts are sized to accommodate normal sized bikes ~~and large bikes~~ (excluding tandems)

APPENDIX 1 -Plans and application documents

Plans:

[Appendix 1 is altered to include landscape plans]

7262-L-GA-100 REV A , 7262-L-GA-101 REV A , 7262-L-GA-102 REV A

Application Documents:

[Appendix 1 is altered to include additional documents]

- Addendum to Phase 3B Design and Access Statement (Residents Facilities) prepared by St William
 - Motorcycle Delivery Strategy prepared by Vectos dated 8th November 2020
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Appendix 2 - Summary of consultation responses

[Appendix 2 is altered to include comments from Collage Arts and The Parkside Malvern Resident Association]

Transportation - Response by Applicant		<i>Page 60 – Transportation Comments: A – the Council and StW have already agreed a deed of variation to the S106 agreement permitting the 3% / 7% [wheelchair] arrangement B – we have demonstrated the safety margins, agreed to condition wording regarding addition signage and demonstrated that residential lifts can be used as an alternative. D – we have clarified that lift access is sufficient for normal and large bikes so this should not be an issue. F – loading bay to the north of E2 and E3 is required for</i>
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		<i>commercial servicing. Loading back to west of Block E2 is required for waste refuse collection from bin holding area. This second loading bay is therefore needed regardless of demands of future phases.</i>
NEIGHBOURING PROPERTIES		
Collage Arts	<p>I am pleased to attach a copy of the MOU between Collage Arts and St William. This sets out a pilot programme which aims to build a community primarily amongst the new residents of the social housing, but also working to build stronger local cohesion. This is an important and unusual commitment from a developer to support these moves and to commitment to work the housing association London and Quadrant to have initial programmes in place ahead of the arrival of the families into the social housing.</p> <p>The MOU makes further commitments. To explore how a 150 square meter community space could be utilised as a local asset. St William want to explore using operating surpluses to support community programs to be delivered by Collage Arts and others.</p> <p>There is an important final clause which commits both parties to explore the plans for the non residential elements of the development. The committee will be aware of the tremendous contribution that the artists and creative businesses make to the sense of place. Spaces powered by Collage Arts create jobs, contribute to the social and cultural live of the borough, and actively intervene in programme that build cohesion. We are delighted that the Council and now St William are open to conversations about how the studio provision, which is central to concept of the Creative and Cultural Quarters, can be preserved.</p>	Comments noted

	<p>The redevelopment of Wood Green has posed some real challenges to organisations like Collage Arts. But, it creates real opportunities too. We are exploring how we can build back better in ways that mean that we can capitalise on the increased affluence of our neighbour to continue to underpin our work of providing a safety-net and a voice for communities and individuals who are in danger of being left-behind.</p> <p>We welcome the position taken by St William to work with us and we look forward to working with them to make the community animation projects a reality up to the point when, in 2024, the Community Room will open.</p> <p>Memorandum of understanding between St Williams Homes LLP and Collage Arts</p> <p>Collage Arts and St William Homes LLP (St William) both have a long-term commitment to the regeneration and community development throughout the Haringey Heartlands and Cultural Quarter, Wood Green in Haringey.</p> <p>St William secured Hybrid Planning Permission in 2018 for the redevelopment of the former Clarendon Gas Works, an 11.9 acre development that will deliver a minimum of 1714 homes, 125,000sft commercial space and extensive public realm and Community Park.</p> <p>Having commenced development on the first buildings in 2018, the first of the new homes will be completed in early 2021. Whilst construction has progressed, St William has continued to bring forward proposals for the element of the masterplan that was approved in 'Outline'. These proposals have been submitted to London Borough of Haringey for planning in the form of Reserved Matters, the latest of which are for the buildings known as E1 / E2 / E3. The planning application (Ref HGY/2020/1851) includes proposals for a new Community Room, a 150m2 space that will be made to all for hire including local charities and organisations.</p>	
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	<p>Collage Arts, located across several spaces within the Cultural Quarter, has a 35-year history of supporting individuals from diverse communities to access high quality arts experiences. The diverse opportunities provide age appropriate provision for pre-school youngster; 8-18 years olds in and out of school; access to training, accreditation and enterprise support for members of the community from 16+. Collage Arts is also a provider of art spaces and studios to around 200 creative practitioners and social entrepreneurs. Collectively this activity has helped to shape the existing creative economy that exists within Wood Green's Cultural Quarter and extend the influence of arts sector across the borough creating a sense of place unique to Haringey.</p> <p>Building for the future</p> <p>2021 is a milestone year for the Clarendon development with the first homes being occupied from January onwards and new phases of construction commencing. New households will be moving into their homes whilst construction continues around them. St William are committed to encouraging an engaged and sustainable community across all tenures at Clarendon and will seek to continue a dialogue with Registered Providers and existing local charities and organisations to explore ways to engage Clarendon's new residents and integrate into the existing residential community</p> <p>Collage Arts and St William have agreed to work together during 2021 to deliver a programme of initiatives that will engage families moving into Clarendon, particularly within the first affordable homes to be handed over to London & Quadrant Housing Association (L&Q).</p> <p>St William will provide up to £10,000 funding to Collage Arts for the delivery of the following programme of activities throughout 2021. Following the signing of this Memorandum of Understanding a</p>	
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	<p>budget will be agreed along with a programme and means by which the programme is monitored.</p> <p>2021 Programme</p> <p>1) Let's be Good Neighbours</p> <p>Ahead of families moving in to affordable rented Blocks A1 & A2 at Clarendon, Collage Arts will employ a series of engagement tools, including online creative writing and an arts pack posted to participating families, to encourage young people / families to develop poems, images & stories of their experience and hopes for their new home.</p> <p>St William will consider how best to incorporate words and images into construction hoardings throughout the development and its new public spaces. This would form part of St William's Cultural Strategy and could be developed into a trail around the site which would encourage families to walk through the development and explore the area.</p> <p>In developing and sharing material within the public realm, Collage Arts will work to the highest levels of child protection and safeguarding, and work with both L&Q and the local authority to get approval for the plan.</p> <p>2) Teatime Tunes</p> <p>Support for up to 12 parents to attend 15 weekly sessions of Collage Arts Under 5's music club, providing an opportunity for new residents to meet and socialise with other local parents over a cup of tea and children's dinner.</p> <p>3) Sponsorship of Collage Voices and Collage Kids</p> <p>Support up to 10 sponsored places on the Collage Voices (8-18 program) and Collage Kids (pre-school) theatre programme for children moving to Clarendon. Collage Voices brings young people's voices to life through performing arts, creative writing and</p>	
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	<p>digital technology, which Collage Arts have continued to deliver virtually during the Covid restrictions.</p> <p>Phase 3B Community Room</p> <p>St William has engaged with Collage Arts on the Reserved Matters proposals for Blocks E1- E3 that include a 150sqm Community Room, an important new community offer within the Clarendon development that will be run on a non-for-profit basis, with St William committing to using any surplus for subsidised space being provided to local charities and organisations.</p> <p>Collage Arts is supportive of this proposal and St William's commitment that any surplus, after maintenance and management costs, would be used to provide subsidised opportunities for local organisations and charities to use the Community Room. Both parties are committed to continue the dialogue on opportunities that the new Community Room will create along with other non-residential uses across the development. Collage Arts will write to London Borough of Haringey to state it's support for the submitted proposals</p>	
Parkside Malvern Residents Association	<p>We would like to register our objection to the proposed development as detailed below. The wider membership will also have individual concerns which have not been covered by this letter which will have been communicated separately over recent weeks.</p> <p>1. The application must start with an assessment of 1) what has already been permitted against the parameters consented to in HGY/2017/3117, 2) what level of development remains to be delivered and 3) what part of that development the application seeks to deliver. The application is incomplete because responders to the consultation have no idea of where the proposals are in relation to what was consented to in</p>	<p>The RESM scheme has been designed within that of the illustrative scheme, just as the approved Blocks D1-D4 were.</p> <p>The illustrative scheme has been developed through increasing the heights of the three taller buildings – still within maximum parameters. The 2018 application tested the impact of the maximum parameters on existing properties and concluded that no negligible harm was caused to Hornsey Park Road. This proposal is within these parameters.</p>

	<p>HGY/2017/3117 and what justification there is to build to the maxima.</p> <p>2.The applicant has provided no evidence justifying the proposed density and height maxima permitted in the outline consent nor has there been any dialogue with our community on how and when to deliver the infrastructure needed to support such density and height. The application represents an unacceptable, unsustainable salami slice approach where one reserved matters application after another is sought for height and density maxima without any reference to the overall consented development or explanation of the metric applied in seeking the maximum permitted density and height permitted by HG/2017/3117 for an individual zone.</p> <p>3.Our community is concerned at the density and resulting lack of open space and supporting local infrastructure. High density, and therefore the maxima under the outline consent was predicated on delivery of a wider amenity and access to open space: the letter of support from Alexandra Park and Palace Charitable Trust makes it clear that the Trust expects the application site to provide for its own needs in terms of open space and associated amenity demanded by its residents. The application fails to provide sufficient open space, with the proposed public square being kettled by tall buildings and 50% of its area denied sunlight for even two hours each day around the spring equinox. The internal podium level courtyard garden appears to be in permanent shade.</p> <p>4.High density was also predicated on Crossrail 2 and improved transport infrastructure: the application to develop to the maxima permitted by the outline consent is made with neither having been delivered or even realistically planned. The proposed density resulting from developing to the maximum height in the outline permission is therefore inappropriate.</p> <p>5.The application fails to provide the level of amenity required when designing</p>	<p>The height of the lower building in E3 has been reduced closest to the existing properties on Hornsey Park Road</p> <p>Whilst development area has increased, the design has still achieved good quality daylight / sunlight to the properties, and increased amount of dual aspect homes.</p> <p>The design has developed, all within the planning parameters and not to the detriment of quality of accommodation.</p> <p>The developable area has been lost at ground floor in order to create the publicly accessible pocket park.</p>
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	<p>to the permitted maxima. It is now clear that the pocket park is a very small space, more a byway for pedestrians and cyclists than a place to linger, rest and enjoy. The density surrounding it is also now apparent as is the level of encroachment by buildings opening onto it. It is therefore essential that each development area, including the application site, has genuine recreational, open space to compensate for the failures in delivering the main pocket park.</p> <p>6.The application fails to demonstrate that it is appropriate and sustainable in the post Covid 19 epidemic economy where the new choice (if not obligation) is to be able to work from home. The impact of density at the proposed permitted maxima must be considered in relation to mental health and community cohesion: the application is therefore incomplete and deficient</p> <p>7.We are dissatisfied with the consultation process: some residents believe the consultation held earlier to have been misleading with regard to building heights and the failure to explain the case for the proposed density, instead presenting proposals for developing to the maxima permitted as a fait accompli.</p> <p>8. Haringey and the applicant have failed to support genuinely the restoration of the Moselle Brook or opening up the railway embankment as stipulated by the S.106 agreement with Network Rail (Coronation Sidings), both measures that would have created space for nature as well as the openness essential for community cohesion and mental wellbeing. We believe the application should be refused and brought forward in conjunction with genuine proposals to daylight the Moselle Brook within 12 months.</p> <p>We ask that the proposals be refused and the applicant asked to develop revised proposals that respond to the foregoing concerns</p>	
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UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2020/1584 & 1586	Ward: Northumberland Park
<p>Address: Nos. 798-808 High Road, N17 0DH.</p> <p>Proposal – Planning Permission: Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-</p>	

806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

Proposal – Listed Building Consent: Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works.

Applicant: Tottenham Hotspur Football Club (THFC).

Ownership: Private

[Correction / update] Date received: ~~11 June 2020~~ 6 July 2020. Last amended: ~~48 September 2020~~ 2 October 2020.

2. RECOMMENDATION

Section 106 Heads of Terms

- 1) Energy: (a) Submit a further revised Energy Strategy for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years **from the date of planning permission being granted**, pay an additional Deferred Carbon Offset Contribution.
- 5) Employment & Skills Plan: (a) Local Labour during construction, (b) Construction Apprenticeships, (c) Apprenticeship Support Contribution and (d) End User training/skills financial contribution (**up to** £126,912) and possible partnership with the anchor tenant of a music recording studio;

6. MATERIAL PLANNING CONSIDERATIONS

- 6.5.34 Overall, subject to recommended planning conditions to reserves specific detail and external materials for further consideration, the proposed refurbishment, alteration and extension works would have a positive impact on the character and appearance of the Listed and non-listed High Road buildings and improve their setting. As such, the proposals would also have a positive impact on the character and appearance of the North Tottenham Conservation Area. **Given this, the proposal complies with relevant policies and as no harm is identified, there is no need to engage with paragraph 196 of the NPPF.**
- 6.5.35 To safeguard against unnecessary loss of historic fabric and/or an unacceptable delay between demolition and replacement development, it is recommended that a planning condition requires evidence of contracts for the proposed alterations and extensions in relation to Nos, 798, 800, 802 and 808 before demolition takes place. Similarly, in order to avoid an unsightly gap along the Northumberland Park street frontage it is recommended that a planning condition requires evidence of a contract

for the proposed 'Linear Building' before demolition takes place. Historic England has offered no comments on the planning or Listed Building Consent applications and has authorised the Council to determine the application as it sees fit. ***Relevant regulations mean that, because the Listed Building Consent application includes proposed works to a Grade II* Listed Building.***

6.3.16 Non-residential Institution (D1). This use includes art galleries, but also health centres, children day nurseries etc. The proposal allows for all of the proposed floorspace (5,288sqm) to be used for ***B1 D1*** use. This is considered extremely unlikely in practice, but acceptable in principle.

Appendix 1 – Plans and Document List

Linear Building

Proposed Plans

Proposed Site NT-1000-ZZ-LZZ-ST-A-20001 ***P1 P2***

External Materials

Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41001 ***P1 P2***

Proposed Illustrative Elevations & Materials Palette NT-1000-ZZ-LZZ-DR-A-41002 ***P1 P2***

Visualisations

Event Space Roof Garden View 1 NT-1000-ZX-LXX-VS-A-03011 ***P1 P2***

Event Space Roof Garden View 3 NT-1000-ZX-LXX-VS-A-03013 ***P1 P2***

Boundary Treatment to Rear of 798-800 NT-1000-ZX-LXX-VS-A-03017 ***P1 P2***

Nos. 804-806 High Road

Proposed Sections

Proposed Section NT-1000-Z4-LZZ-SE-A-26430 ***P1 P2***

External Wall Finishes

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41003 ***P2 P1***

Proposed Illustrative Elevations & Materials NT-1000-ZZ-LZZ-DR-A-41004 ***P2 P1***

(N.B. Also in relation to Nos. 798, 800-802 and 808)

Nos. 800-802 High Road - Listed Building Consent Application

Proposed Plans

Proposed First Floor Plan NT-1000-Z3-L01-GA-A-20312 ***P1 P2***

Proposed Second Floor Plan NT-1000-Z3-L02-GA-A-20313 ***P1 P2***

Proposed Roof Plan NT-1000-Z3-RF-GA-A-20316 ***P1 P2***

Proposed Elevations

Proposed Elevation – East NT-1000-Z3-LZZ-EL-A-25322 ***P1 P2***

Proposed Sections

Proposed Section A-A NT-1000-Z3-LZZ-SE-A-26330 ***P1 P2***

Proposed Section B-B NT-1000-Z3-LZZ-SE-A-26331 ***P1 P2***

Nos. 808 High Road - Listed Building Consent Application

Proposed Elevations

Proposed Elevation – West NT-1000-Z5-LZZ-EL-A-25520 ***P2 P1***

Appendix 8: Planning Application Conditions and Informatives

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 **and the roof terrace of the approved extension to Nos. 804-806** shall be submitted to and approved by the Local Planning Authority before the Linear Building, **or in relation to the roof terrace on the approved extension to Nos. 804-806 the extension itself**, commences above ground floor slab level:

- i) Boundary screens and gates;
- ii) Hard surfacing materials and seating;
- iii) Hard and soft landscaping of the roof terrace on the approved extension at Nos. 804-806, with substrate levels for planted areas to be at least 250mm in depth;**
- iv) 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;
- v) Bird and bat boxes and 'insect hotels';
- vi) Lighting columns;
- vii) SuDS management and maintenance arrangements; and
- viii) 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.

Secured by Design

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

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~~ **buildings** 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~~ **tenants** 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.~~

22. Overheating and Living Roofs/Walls

(a) No development shall commence above ground floor slab level of the Linear Building until an Overheating Report has been submitted and approved in writing by the Local Planning Authority. The Report shall set out how the applicant has explored and incorporated further passive mitigation measures in to the design of the Linear Building and courtyard space to reduce the cooling demand of the Linear Building. Mitigation measures to be explored and incorporated where feasible shall include external shading measures, increasing the depth of window reveals, introducing living walls, introducing a living roof (with solar PV), including semi-mature trees in

the landscaped courtyard and internal blinds. The Report shall include evidenced justification where the identified potential mitigation measures cannot be incorporated.

(b) Any proposed living roof shall be designed with minimum substrate levels of 120mm, a diversity of substrate depths and types across the roof to provide a variation in habitat. Details shall be submitted of the location of log piles / flat stones for invertebrates, the range of native species of wildflowers and herbs planted to benefit native wildlife (demonstrating it will not rely on one species of plant life such as Sedum), relationship with photovoltaic array, and the irrigation, management and maintenance arrangements.

(c) Any proposed living wall should be proposed with non-invasive climber plants along the walls / trellises / wire frame, such as Wisteria / Virginia creeper etc., with sufficient substrate depth to grow in. It should use harvested rainwater to irrigate the wall.

(d) Subject to the approval of a revised Energy Strategy under Condition 21, if air source heat pumps are not the approved interim heating solution, the Overheating Report shall demonstrate how the Linear Building would not overheat in current and future weather patterns in line with CIBSE TM52.

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 Haringey Local Plan; and 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 Policies 5.3, 5.9 and 5.11 of the London Plan and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan.

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~~ shown on approved drawings NT-1000-ZZ-L00-GA-A-20011 P2 and NT-1000-ZZ-L00-DT-A-3001 P1 (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 and made available before any floorspace is occupied and retained thereafter.

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

Reference No: HGY/2020/1361	Ward: Northumberland Park
<p>Address: Nos. 807 High Road, N17 8ER.</p> <p>Proposal - Full planning application for the demolition of existing buildings and the erection of a replacement building up to four storeys to include residential (C3); retail (A1); and flexible D1/B1 uses; hard and soft landscaping works including a residential podium; and associated works.</p> <p>Applicant: Tottenham Hotspur Football Club (THFC).</p> <p>Ownership: Private</p>	

[Correction / update] Date received: 11 June 2020. Last amended: ~~21 September 2020~~
9 October 2020

2. RECOMMENDATION

Section 106 Heads of Terms

- 1) Energy: (a) Submit a further revised Energy Strategy for LPA approval; (b) design scheme in accordance with generic specification to allow connection to North Tottenham DEN, (c) Pay Initial Carbon Offset Contribution based on connection to DEN, (d) Use all reasonable endeavours to connect to DEN and (e) if not connected within 10 years **from the date of planning permission being granted**, pay an additional Deferred Carbon Offset Contribution.

Appendix 1 – Plans and Document List

Proposed Elevations 2 – 807HR-1000-ZZ-LZZ-EL-A-0826 ~~P1~~ P2

Proposed First Floor Plan – 807HR-1000-ZZ-L01-GA-A-0821 ~~P1~~ P2

Proposed Second Floor Plan – 807HR-1000-ZZ-L02-GA-A-0822 ~~P1~~ P2

REVISED DRAWINGS – OMITTING FOUR PREVIOUSLY PROPOSED WINDOWS FROM THE FIRST AND SECOND FLOORS OF THE SOUTHERN ELEVATION OF BLOCK B (FLATS 2 AND 5).

Appendix 7 – Planning Conditions and Informatives

Blocks A and B – Noise Attenuation 2

7. (a) The dwellings hereby approved in Block A hereby approved in Block B 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) Flats 2, 5 and 8 hereby approved in Block B shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the southern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(c) 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 LAmax (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(d) The approved glazing specification and mechanical ventilation measures for the habitable rooms in the eastern façade of the dwellings of Block A **and the southern elevation of Flats 2, 5 and 8** shall be installed and made operational prior to the occupation of any of the dwellings in Block A and shall be maintained thereafter.

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

Opaque Glazing

11. Those windows identified on Drawings 807-1000-22-L01-GA-A-0821 Rev **P1 P2, and** 807-1000-22-L01-GA-A-0822 Rev **P1 P2 and 807HR-1000-ZZ-L03-GA-A-0823 P1** that are identified as being windows with opaque glazing shall be fitted with opaque glazing and this form of glazing shall be retained thereafter.

REASON: To ensure a satisfactory level of residential amenity.

Energy Plan (PRE-COMMENCEMENT)

18. (a) No development shall take place until an updated Energy & Sustainability Statement 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 and SAP2012 carbon factors. This updated Energy & Sustainability Statement 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 Blocks A or B, written evidence shall be submitted to the Local Planning Authority that the proposed solar photovoltaic array of at least 6.93 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 Block A or B 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.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: HGY/2020/1841	Ward: Woodside
Address: Rear of 132 Station Road N22 7SX	
Proposal: Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures	
Applicant: Arden Property Limited	
Ownership: Private	

This application has been withdrawn by the applicant and is thus no longer on the agenda.