

ADDENDUM REPORT

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2021/2160	Ward: Tottenham Green
Address: 19 Bernard Road N15 4NE	
Proposal: Demolition of the existing buildings and construction of a mixed use development providing 9 residential units, 3,495 sqm of commercial space and a gallery/café together with associated landscaping, refuse storage and cycle parking.	

Affordable Workspace

Paragraph 6.2.2 should read (amendments in **bold**):

*The applicant has committed to providing 10% affordable workspace on site at a **maximum** of 75% of market rate in perpetuity. The majority of the workspace will be managed by a dedicated affordable workspace provider with a long-term commitment to securing the social, cultural and economic planning objectives that would be derived from sub-market creative employment space in this location.*

List of Conditions

Due to a formatting error the conditions (from no. 26 onwards) shown at the end of the committee report did not correspond with the list of conditions provided at the top of the report. For the avoidance of doubt the conditions from no. 26 onwards is as follows:

- 26) Prior to construction of the development details of the height, diameters and locations of any chimneys to be installed must be submitted to the Local Planning Authority for its written approval. Thereafter the chimneys must be constructed and maintained in accordance with the approved details. Compliance with this condition will not be required if no chimneys will be installed on the building.

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

- 27) Prior to commencement of the development, details of the proposed CHP (including a CHP Information form) that will evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B must be submitted to and approved by the Local Planning Authority. Compliance with this condition will not be required if heat pumps are provided and no CHP plant is installed.

Reason: To comply with Policy SI1 and SI3 of the London Plan and the GLA SPG Sustainable Design and Construction.

28) The windows on the eastern side of the above ground floor employment uses hereby approved shall be fitted with obscure glazing and retained as such thereafter.

Reason: To ensure adequate levels of privacy to the future residential occupiers.

29) Prior to the commencement of above ground works a scheme of wayfinding and public realm improvements to local streets, developed in consultation with the Council's Regeneration Officers shall be submitted to the Local Planning Authority for its written approval. Wayfinding measures could include clearly signposted walking routes from Broad Lane or installations on Page Green Road to connect the emerging creative employment district at Bernard Road with Stamford Road and Constable Crescent. The improvements shall thereafter be installed as approved and maintained as appropriate thereafter.

Reason: In order to ensure safety and security for the users of the development and to comply with Policy DM3 of the Development Management DPD 2017.

30)(a) At least six months prior to the commencement of development, a revised Energy Strategy shall be submitted for approval in writing to the Local Planning Authority. This strategy shall:

- Demonstrate how the development will comply with the Development Plan to be zero carbon in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (submitting with SAP2012 and SAP10 carbon factors);
- Be structured in line with the GLA's Energy Assessment Guidance;
- Demonstrate a minimum reduction in carbon emissions under Be Lean of 10% for the residential flats and 15% for the non-residential areas;
- Include thermal bridging calculations;
- Include a metering strategy;
- Provide details of the proposed ventilation, heating and hot water strategies: efficiency of the equipment, specifications, and location of the equipment on plan;
- Demonstrate the maximum possible solar energy to be generated on the roof with a scaled roof plan. It should confirm the peak capacity of the solar array; the total energy generation expected on site; the number and type of panels required to deliver this; the angle of and distance between panels (considering overshadowing and maintenance space) set out how the generated energy will be used on site before exporting to the grid;
- Details of the future connection points for when the Decentralised Energy Network becomes available; including the building entry route to the site boundary which is safeguarded suitably for later excavation without interfering with other services, and designed for Haringey Council to approve;
- Set out the carbon offset payment should the zero-carbon target not be achieved on site through energy efficiency measures (following the Energy Hierarchy of lean, clean and green measures). Any shortfall should be

offset at the cost of £2,850 per tonne of carbon, plus a 10% management fee.

Should the revised energy strategy require any changes to the design, any revised floorplans or elevations shall be submitted for approval via condition.

(b) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform. In addition, evidence that the solar PV installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) The final agreed energy strategy shall strictly be installed and in operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

31) Prior to the commencement of above ground works, an Overheating Report for the residential spaces must be submitted to and approved by the Local Planning Authority. The submission shall assess the current and future overheating risk and propose a retrofit plan. This report shall include:

- All the inputs and assumptions that were used to inform the overheating model.
- Further modelling of homes modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the 2020s, high emissions, 50% percentile files, demonstrating that the residential homes can pass the required overheating requirements without the need to open their windows. The mitigation measures required to pass this will be implemented within the construction of the development prior to the occupation of the residential homes.
- Further modelling of homes modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the 2050s and 2080s, high emissions, 50% percentile files;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

Once approved the development shall be completed in accordance with the approved Overheating Report and maintained as such thereafter.

Reason: In the interest of reducing the impacts of climate change, 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 S14 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

32) Prior to the commencement of above ground works, an Overheating Report for the non-residential spaces must be submitted to and approved by the Local Planning Authority. The submission shall assess the current and future overheating risk and propose a retrofit plan. This report shall include:

- All the inputs and assumptions that were used to inform the updated overheating model.
- Further modelling of the office, gallery, café and circulation spaces, to be modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the 2020s, high emissions, 50% percentile files, demonstrating that the spaces can pass the required overheating requirements without the need to open their window or with appropriate noise attenuation to allow for natural ventilation during occupied hours. The mitigation measures required to pass this will be implemented in line with the Cooling Hierarchy within the construction of the development prior to the occupation of the non-residential spaces. These approved measures must be retained for the lifetime of the development. The strategy should not use active cooling unless fully justified.
- Further modelling of homes modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the 2050s and 2080s, high emissions, 50% percentile files;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

Once approved the development shall be completed in accordance with the approved Overheating Report and maintained as such thereafter.

Reason: In the interest of reducing the impacts of climate change, 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 S14 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

- 33)(a) A minimum of 6 months prior to commencement on site, design stage accreditation certificates must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent) for all development types within this permission.

The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

- (b) At least 6 months prior to occupation, post-construction certificates issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved for all development types within this permission.

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

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan 2021 Policies SI2, SI3 and SI4, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management DPD 2017.

- 34)(a) Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iii) Roof plans annotating details of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates (minimum footprint of 1m²), rope coils, pebble mounds of water trays;
- iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);

- v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vi) Management and maintenance plan, including frequency of watering arrangements.

Once approved the green roof shall be installed in accordance with the approved details and maintained as such thereafter.

(b) Prior to the first occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of sedum, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) shall be retained thereafter for the lifetime of the development 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 Policies G1, G5, G6, S11 and S12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

35)(a) Prior to the commencement of development the recommendations of the Preliminary Ecological Appraisal dated 15th October 2021 shall be complied with and details submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

- (i) Provision of a Habitats Regulations Assessment to assess the potential effects of the proposed new residential units' occupants in contributing to recreational pressure on Epping Forest Special Area of Conservation and, possibly, Lee Valley Special Protection Area and Ramsar site;
- (ii) Provision of a method statement demonstrating that the spread of butterfly bush will be avoided during the demolition phase and native species shall replace it on-site;
- (iii) Provision of an external and internal daytime preliminary bat roost assessment (detailed close inspection) by an experienced bat ecologist
- (iv) Undertaking to prevent building demolition in the period mid-September to February (inclusive), which is outside of the typical bird nesting season. If vegetation clearance/building demolition is required within the period March to mid-September (inclusive), a check for nesting birds must be conducted within 24 hours prior to clearance/demolition commencement, and details of how this will be undertaken must be provided to the Council.
- (v) Provision of biodiversity net gain plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of points (i) to (v) above, as appropriate, is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and the development shall be retained as such for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, S11 and S12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.