

## Appendix 1 – Conditions and Informatives

### Conditions

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

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

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

215-BWF-L-A1-01-001, 002, 003, 004; 215-BWF-L-A2-01-010, 015, 016; 215-BWF-L-A3-01-011, 012, 013, 014, 017, 018; 215-BWF-L-A3-02-014, 031;

474-KCA-MS-00-DR-A-1000, 01-DR-A-1001, 02-DR-A-1002, 03-DR-A-1003, 04-DR-A-1004, 05-DR-A-1005, RF-DR-A-1006;

474-KCA-MS-ZZ-DR-A-2001, 3001, 3002, 3003, 3051, 3052;

474-KCA-NH-00-DR-A-1000, 01-DR-A-1001, 02-DR-A-1002, 03-DR-A-1003, 004-DR-A-1004, 05-DR-A-1005, 06-DR-A-1006, 07-DR-A-1007, 08-DR-A-1008, RF-DR-A-1009;

474-KCA-NH-ZZ-DR-A-2001, 3001, 3002, 3003, 3004, 3005, 3051, 3052;

474-KCA-TH-00-DR-A-1000, 01-DR-A-1001, 02-DR-A-1002, RF-DR-A-1003;

474-KCA-TH-ZZ-DR-A-3001, 3051, 3052;

474-KCA-TM-00-DR-A-1000, 01-DR-A-1001, 02-DR-A-1002, 03-DR-A-1003, 04-DR-A-1004, 05-DR-A-1005, 06-DR-A-1006, 07-DR-A-1007, RF-DR-A-1008;

474-KCA-TM-ZZ-DR-A-2001, 2002, 3001, 3002, 3003, 3004, 3005, 3006, 3051, 3052, 3053, 3054;

474-KCA-XX-00-DR-A-1000, 9081-D, 01-DR-A-1001, 02-DR-A-1002, 03-DR-A-1003, RF-DR-A-1004;

474-KCA-XX-XX-DR-A-0001, 0002, 0010, 0011, 0012, 0013 (Rev. 01), 0014, 0501, 0900, 1510, 1511, 1512, 1512, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1540, 1541, 1542, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1560, 1580, 1581, 1582, 1583, 1590, 1591, 1592, 1593, 1594, 2001, 3001, 4010, 4011, 4012, 9156-D, 9158-D.

Supporting documents also approved:

Statement of Community Involvement, Planning Statement, Operational Waste Management Strategy, Wind and Microclimate Assessment, Utilities Statement, Outline Pictorial Specification for External Materials, Equality Impact Assessment, Air Quality Assessment, Environmental Noise Assessment, Daylight and Sunlight Report, Ground Conditions Report, Outline Delivery and Servicing Plan, Urban Design Framework, Design & Access Statement, Arboricultural Report, Bat Survey Report, Biodiversity Net Gains Assessment, Preliminary Ecological Appraisal,

Landscape and Public Realm Report, Preliminary Roost Assessment, Energy Strategy, Whole Life Carbon Assessment, Sustainability Statement, Circular Economy Statement, Outline Fire Strategy Report, Fire Statement, Flood Risk Assessment, Moselle Culvert Survey, Sustainable Urban Drainage Strategy, Transport Assessment, Parking Design and Management Plan, Framework Travel Plan, Viability Summary.

Reason: In order to avoid doubt and in the interests of good planning.

- 3) Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the ground floor non-residential units hereby approved shall be used for activities within Use Class E, Use Class F or Sui Generis (energy centre) only and shall not be used for any other purpose unless approval first is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to those compatible with the surrounding area.

- 4) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017.

- 5) Prior to the commencement of above ground works within each development phase, detailed drawings (including sections) for that development phase to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Detailed elevational treatment;
  - b) Detailing of roof and parapet treatment;
  - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
  - d) Details of entrances and porches which shall include a recess of at least 115mm;
  - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
  - f) Details of balustrading;
  - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
  - h) Details of cycle, refuse enclosures and plant room; and
  - i) Any other external materials to be used;

together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 6) At least 10% of residential units shall be built to Part M4(3) 'wheelchair user dwellings' of the Building Regulations 2013 (as amended) and all remaining residential units shall be built to Part M4(2) 'accessible and adaptable dwellings' of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D7.

- 7) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with an exception provided only for a communal solution(s), unless an exception is given in advance in writing by the Local Planning Authority. Details of any communal dish/antenna must be submitted to the Local Planning Authority for its written approval prior to the first occupation of any residential unit within the development hereby approved. The communal dish/antenna solutions provided shall thereafter be retained as installed.

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

- 8) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

- 10) Prior to first occupation of the development hereby approved details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer and Nature Conservation Officer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal and the Bat Survey Report. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

- 11) (a) At least 12 months prior to occupation of development hereby approved, information shall be submitted for the written approval of the Local Planning Authority, demonstrating that the approved development would be in accordance with the recommendations of the Preliminary Ecological Appraisal hereby approved. Information shall also be submitted for the written approval of the Local Planning Authority showing the outcome of a wildlife survey that investigates the possible location of peregrine falcons and their nests within the application site and which describes and secures appropriate protection and mitigation measures as appropriate. This wildlife survey must be completed during the months of March to April (prior to any potential nesting period) and also prior to the demolition of the Northolt building on site. These details shall also describe how the development provides a biodiversity net gain, and provide 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 first 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 the ecological enhancement and protection measures is in accordance with the approved measures.

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

Reason: To ensure that the development provides the maximum provision and protection 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).

- 12) Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs etc.)
- e) detailed management and maintenance plans; and

Soft landscape works shall be supported by:

- f) Planting plans including an assessment of existing and proposed trees;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);

- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and demonstration a tree canopy net gain in the future;
- i) Confirmation that a qualified arboriculturalist shall monitor the approved tree works during and for a short period after the development works;
- j) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- k) Existing trees to be retained;
- l) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- m) Any new trees and shrubs, including street trees, to be planted, together with a schedule of species (all existing trees to be removed shall be replaced);
- n) detailed final urban greening factor plan showing that a factor of greater than 0.4 has been achieved.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 13) Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The mechanical ventilation with heat recovery shall be suitably attenuated to control intrusive noise (not exceeding 25 dB LAeq). Thermal double glazed windows shall achieve a minimum sound insulation of 27dB Rw + Ctr. The applicant shall also ensure that vibration/ structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 14) Prior to the commencement of above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards prior to first occupation of the development and shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

- 15) The approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first six months of occupation or at 75% occupancy, whichever comes first. The development shall thereafter be implemented in accordance with the approved details and retained as such thereafter.

Reason: To enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

- 16) Notwithstanding any provisions to the contrary, all of the residential units within the development hereby approved shall be provided for rent at Council social-rent levels within the C3 use class (unless an agreement is reached for their purchase by eligible leaseholders), and for no other tenure or use unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

- 17) The development hereby approved shall not be occupied until the associated highway works, as set out in the approved plans and details, have been completed.

Reason: To ensure that the development includes accessible parking and does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of highway safety generally.

- 18) All parking spaces shall be provided with electric vehicle charging infrastructure. Details of the charging infrastructure shall be submitted to the Local Planning Authority for its written approval prior to installation. 20% of the spaces shall have 'active' charging points and all remaining spaces shall have 'passive' charging infrastructure. The infrastructure shall be installed in accordance with the approved documentation and retained as such thereafter.

Reason: In order to ensure low carbon and low air quality impact of the development.

- 19) The applicant must ensure that a suitably qualified architect continues to be engaged as the design champion responsible for preparing, overseeing or approving all drawings of external details required for planning conditions through the whole of the construction phase for the development. Any change of project architect from the existing (Karakusevic Carson Architects of Studio 501, 37 Cremer St, London E2 8HD) or provision of a design champion that differs from the project architect, must first be agreed in writing by the Local Planning Authority. The applicant shall not submit any drawings that are relating to details of the exterior design of the development or are pursuant to conditions of the planning permission unless such drawings have first been prepared or overseen and agreed by the project architects.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

- 20) Using the information already provided in section 8 (Geo-environmental Recommendations) of the Geotechnical & Geo-environmental Interpretative Report with reference CG/38532 prepared by Card Geotechnics Ltd dated August 2021, the applicant shall undertake before the occupation of the development: All remediation work detailed in the report, with a verification report that the required works have been carried out submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

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

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

- 22) The site or Contractor Company shall 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 above ground level.

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

- 23) Above ground works for the development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP), and the following information:

a) 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.

b) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on: i. Dust Monitoring and joint working arrangements during the demolition and construction work; ii. Site access

and car parking arrangements; iii. Delivery booking systems; iv. Agreed routes to/from the Plot; v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

c) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include: i. Mitigation measures to manage and minimise demolition/construction dust emissions during works; ii. Details confirming the Plot has been registered at <http://nrmm.london>; iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection; iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection); v. A Dust Risk Assessment for the works; and vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details as well as in accordance with the approved Air Quality Assessment and/or Air Quality Neutral reports, as appropriate.

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

- 24) No development above ground level shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The scheme shall include rainwater harvesting, where possible. The development shall thereafter be completed in accordance with the approved details.

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

- 25) Prior to first occupation of the development hereby approved, a detailed drainage management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by residents' management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The development shall be constructed in accordance with the approved details and thereafter retained.



Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system

- 26) Prior to commencement of above ground works for the development hereby approved, a construction phase fire strategy, to include: details of access for firefighting personnel and equipment; that there is sufficient firefighting water supply; and details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details.

Reason: In line with Policy D12 of the London Plan 2021.

- 27) Prior to the first occupation of the development hereby approved, an updated Fire Strategy Statement to include the following additional details: where fire and rescue service pumping appliances are to be sited; the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including provisions for the evacuation of mobility impaired residents and details of how the strategy would be communicated to residents; adequate firefighting water supply; how the FSS would be managed, updated and monitored as required, should be submitted to and approved by the Council. Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In line with Policy D12 of the London Plan.

- 28) Prior to the commencement of above ground works for the development hereby approved details of evacuation lifts for each block shall be submitted to the Local Planning Authority for its written approval. Once approved works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In accordance with the requirements of Policy D5 of the London Plan 2021.

- 29) An updated Air Quality Assessment shall be submitted to the Local Planning Authority for its written approval prior to the commencement of above ground works for the development hereby approved. The updated AQA shall include:
- An addendum air quality assessment of the proposed development taking into consideration the likely operational impact of the development beyond the current 7th floor as submitted for the purposes of reaching a conclusion on development significance effects in the actual site and overall local air quality.
  - Monitoring will need to be undertaking at or within the close proximity of the site itself rather than relying purely on baseline monitoring farther away from the site nor Defra mapped background concentrations.
  - Provision of Predicted NO<sub>2</sub> Concentrations beyond 2020 as currently submitted. This needs to be submitted for building operational commencement year and a couple of years following the completion of development.

Once approved the development shall be completed in accordance with the approved details.

Reason: To Comply with the air quality requirements of the London Plan and GLA Sustainable Design and Construction SPG.

- 30) Prior to first occupation of the development hereby approved a combined Stage 1 and Stage 2 Road Safety Audit covering the four junctions of the new internal link roads with Adams Road, Willan Road and Gloucester Road shall be submitted to the Local Planning Authority for its written approval. The recommendations of the RSA

shall be taken up and followed in the design of the development as appropriate, and retained as such thereafter.

Reason: In order to protect amenity and the safety of the public highway.

- 31) Prior to the first occupation of the development (whichever occurs first) hereby approved a Car Parking Management Strategy (CPMS) for the residential properties and commercial units shall be submitted in writing to and for approval by the Local Planning Authority. The CPMS shall confirm availability and management of all approved parking before occupation. The CPMS shall be implemented as approved and maintained thereafter.

Reason: In order to protect amenity, the safety of the public highway and to promote sustainable travel.

- 32) No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.

- 33) No development shall be occupied until confirmation has been provided that either: all water network upgrades required to accommodate the additional demand to serve the development have been completed; or, a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of the development shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

- 34) Prior to the first occupation of the development hereby approved exact details of the play space to be installed within the development, around it and in other open spaces nearby shall be submitted to the Local Planning Authority for its written approval. Once approved works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To meet the play space requirements of Policy S4 of the London Plan 2021.

- 35) Prior to first occupation of the development hereby approved the detailed design of screening to the balconies of the development block on the former Moselle School site shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be implemented and retained as such thereafter.

Reason: To ensure the high-quality design and amenity of the development in accordance with Policy DM1 of the Development Management DPD 2017.

- 36) Prior to the first occupation of the development hereby approved a scheme of digital connectivity infrastructure shall be submitted to the Local Planning Authority for its written approval that shows how full fibre connectivity shall be facilitated to all residential and non-residential units. Once approved the details shall be implemented and retained as such thereafter.

Reason: In accordance with Policy SI6 of the London Plan 2021.

- 37) Prior to the commencement of works on site an Arboricultural Method Statement, in accordance with the tree protection measures shown in the approved Arboricultural Report, shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be followed thereafter.

Reason: To protect trees in accordance with Policy DM1 of the Development Management DPD 2017.

- 38) Prior to the commencement of above ground works within each development phase, an existing condition survey for that development phase shall be carried out in collaboration with the Council with respect to the public highway along the site with particular reference to the carriageway, footway and crossovers. Prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation) a similar final condition survey shall be undertaken. The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway reinstated to the satisfaction of the Council. All costs to undertake the surveys and carry out any highway works should be paid in full by the applicant.

Reason: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site.

- 39) Prior to the first occupation of the development hereby approved details of Courtyard Access Control Arrangements describing the detailed management of public and private access to the proposed landscaped courtyard areas, including appropriate safeguards in case of damage or lack of functionality, shall be submitted to the Local Planning Authority for its written approval. Details shall include information on access point design, layout, cycle access, management and maintenance, and rapid repairs in case of non-functionality. Once approved, works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway.

- 40) No development approved by this planning permission shall commence until a strategy for maintaining and improving the culvert has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include a scheme, based on the condition survey "BWF Moselle Culvert Study" to undertake any required improvements or repairs to the culvert identified in the survey prior to the construction works. The scheme shall include a plan for any required long-term monitoring and maintenance and a program for the improvements or repairs completion. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reasons: To prevent flooding on site and elsewhere by ensuring that the Moselle Brook culvert is in satisfactory condition which is commensurate with the lifetime of the development which is in line with Paragraph 163 of the NPPF and Policy DM28 of the Haringey Development Management Development Plan Document (DPD).

- 41) The applicant shall carry out a post-development CCTV/structural survey of the culvert to demonstrate that the defects highlighted in the pre-development survey have been rectified and the development has not caused any adverse impacts on the structural integrity of the culvert within 90 days of the completion of the works. A copy of the CCTV survey shall be submitted to the LPA within 30 days. Any defects identified shall be made good at the applicant's expense and to the LPA's satisfaction within a time agreed with the LPA, in conjunction with the Environment Agency.

Reasons: To prevent flooding on site and elsewhere by ensuring that the Moselle Brook culvert is in satisfactory condition which is commensurate with the lifetime of the development which is in line with Paragraph 163 of the NPPF and Policy DM28 of the Haringey Development Management Development Plan Document (DPD).

- 42) Details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 43) The development hereby approved shall be constructed in accordance with the Energy Statement by XCO2 (dated February 2022 – to be updated) delivering a minimum TBC% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, new central energy centre, and a minimum 332 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction in SAP2012 carbon factors, including details showing how thermal bridging is reduced;
- Details of the proposed heating solution (location, specification, efficiency of proposed preferred and alternative heat sources) [can be moved to separate condition];
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof areas have been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp);
- Calculation of the Carbon Offset Contribution (for the preferred and alternative low-carbon heating solution scenarios) and details of the off-site carbon offset mechanism to provide an overprovision of low-carbon heat in the energy centre for the existing dwellings on the estate.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) Within six months of first occupation, 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) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement. [can also be a separate planning condition]

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 (2017) Policies SP4 and DM22.

44) Prior to the occupation of the relevant building, an assessment should be provided to be approved in writing by the Council which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

- explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO<sub>2</sub> emission reduction target has been met;
- explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
- calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan;
- provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- such other information reasonably requested by the Council.

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 (2017) Policies SP4 and DM22.

45) Prior to commencement, details of the energy centre shall be submitted to and approved by the Local Planning Authority: This must include

- Sizing of the plant and thermal store capacities for both the DEN option and the ASHP Option taking account of redundancy/resilience

- Analysis of how the plant will meet the energy demand profile demonstrating how plant selection results in a heat mix which has been optimised with respect to reducing capital and running costs and increasing carbon savings
- Fully coordinated layouts, sections and elevations of the energy centre showing how the plant and thermal stores will be accommodated and provision for access, plant manoeuvring, maintenance and repairs are in accordance with good industry practice
- Details of the location for the set down of a temporary plant adjacent to the Energy Centre to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- Details of a future pipework route from the temporary boiler location to the connect to the on site network.

REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

46) Prior to the above ground commencement of construction work, details relating to the future connection to the proposed future DEN must be submitted to and approved by the local planning authority. This shall include:

- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Details (plans and sections) of the route for the primary pipework and three 100mm diameter communications ducts through the site (from East boundary to West boundary) and connection to the energy centre including
  - evidence that the points of entry/exit from the site are coordinated with existing services and so provide a clear route for the area wide DEN,
  - detailed proposals for installation for the network within the site that shall be coordinated with existing and new services,
- A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

47) No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building and the monitored data for each block shall be submitted to the Local Planning

Authority, at daily intervals for a period of 5 years from final completion. Within six months of first occupation of any dwellings, evidence shall be submitted in writing 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 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

- 48) Prior to the commencement of development, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development. Air conditioning will not be supported unless exceptional justification is given.

This report will include:

- Modelling of sample internal corridors;
- Details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided for current weather files, and as far as feasible to reduce overheating risk in future weather files.
- Details of the modelled pipework heat losses in corridors and flat HIU cupboards;
- Confirmation that the natural ventilation strategy for accessible habitable rooms will pass Building Regulations Part O;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming 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) and include any replacement / repair cycles and the annual running costs for the occupiers;
- Annotated floorplans showing which dwellings have been modelled.

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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

- 49) At least six months prior to the occupation of each non-residential area, an Overheating Report must be submitted to and approved by the Local Planning Authority if that space is to be occupied for an extended period of time or will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

The report shall be based on the current and future weather files for 2020s (DSY1-3), and DSY1 for 2050s and 2080s with the CIBSE TM49 London Weather Centre dataset. It shall set out:

- The proposed occupancy profiles and heat gains in line with CIBSE TM52
- The modelled mitigation measures which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.
- A retrofit plan that demonstrates which mitigation measures would be required to pass future weather files, with confirmation that the retrofit measures can be integrated within the design.

The mitigation measures hereby approved shall be implemented prior to occupation and retained thereafter for the lifetime of the development.

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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

- 50) Prior to occupation, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 51) (a) Prior to commencement of the building with the GP Practice, an assessment should be submitted to and approved by the Local Planning Authority demonstrating that the health and wellbeing, pollution, water use and energy categories of the shell & core for the GP practice are met and prioritise sustainable design requirements as set out by the BREEAM New Construction manual.

(b) Prior to occupation of the GP practice unit, a BREEAM Fitout Pre-Assessment should be submitted to and approved by the Local Planning Authority. Following occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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



52) (a) Prior to the commencement of development, details of the living roofs and/or living wall 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 and floor plans identifying where the living walls will be rooted in the ground, if any;
- 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);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m<sup>2</sup> 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 with a minimum footprint of 1m<sup>2</sup>, rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m<sup>2</sup>) and density of plug plants planted (minimum 20/m<sup>2</sup> with roof ball of plugs 25m<sup>3</sup>) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array;
- vii) Management and maintenance plan, including frequency of watering arrangements; and,
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site, if any.

(b) Prior to the occupation of 90% of the dwellings of the relevant blocks, 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 substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 53) Prior to the occupation of any building, a Post-Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The relevant Circular Economy Statement shall be submitted to the GLA at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation [of any phase / building/ development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policies D3, SI2 and SI7, and Local Plan (2017) Policies SP4, SP6, and DM21.

- 54) Prior to the occupation of each building, the post-construction tab of the GLA's Whole Life Carbon Assessment template should be completed in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.

- 55) (a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the 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 the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 56) Prior to the demolition and disassembly of the relevant existing building, a pre-demolition audit should be submitted to the Local Planning to demonstrate how the recovery, reuse, and recycling of materials and residual demolition waste will be used on site, or alternatively, nearby.

Reason: To support the circular economy of new developments, ensuring that materials are recovered, in line with London Plan (2021) Policy SI7.

- 57) Prior to the commencement of above ground works, annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts will be submitted to and approved by the Local Planning Authority. An allocation of a space where residents can cool off should also be provided, if feasible.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, and SI7, and Local Plan (2017) Policies SP4 and DM21.

## **Informatives**

1. 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 2021, 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. based on the information provided with the application the Mayoral CIL charge will be £61,325.76 (1,016sqm x £60.36) and the Haringey CIL charge will be £50,280.57 (381sqm x £131.97). Social housing relief has been included in these calculations.
3. The applicant is reminded that this planning permission does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.
4. The new development will require numbering. The applicant should contact Haringey Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3797 / email: [street.naming@haringey.gov.uk](mailto:street.naming@haringey.gov.uk)) to arrange for the allocation of a suitable address.
5. 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.
6. 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.
7. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.
8. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries [@environmentagency.gov.uk](mailto:@environmentagency.gov.uk). The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

9. With a number of exceedances said to be recorded in the groundwater though alluded not to pose a risk to controlled waters in section 7.4 (Risks to controlled waters) of the contaminated land report, we however suggest comment from Environment Agency be sought in this regard as well as that of water supply company to confirm their requirements for water supply pipes.