

Appendix 1: Conditions & Informatives

HGY/2022/0708

Application for variation/removal of condition 1 (in accordance with the plans), condition 4 (restriction of use class) and condition 6 (deliveries) attached to planning permission reference HGY/2020/0100.

Conditions

Approved Plans

1. The approved plans comprise drawing nos (Design & Access Statement, 0922-P2, 0920-P2, 0921-P2, 0900-P4, 0901-P2, 0903-P3, 0905-P2, 0906-P2, 0907-P2, 0908-P1, 0909-P2, 0910-P1, 0923-P1, 0961-P2, 19-266-SGP-02-XX-DR-A-1603 Rev P3, Demolition and Environmental Plan, Framework Travel Plan, Transport Statement, Planning Statement & Addendum, BREEAM Report, Energy and Sustainability Statement, Sustainable Drainage Statement, Phase 1 Geo-Environmental Assessment, Flood Risk Assessment, Demolition and Environmental Management Plan & DEMP Supplementary Information). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

Use Restriction

2. Notwithstanding, the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order, the premises shall be restricted to use classes E(g)(iii) 'Light industry', B2 'General industry', or B8 'Storage or Distribution' only and shall not be used for any other purpose including any purpose within Class B unless approval 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 one compatible with the surrounding area and in interests of neighbouring residential amenity.

Noise Levels

3. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level of more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

Storage of Materials for Sale

4. All merchandise and materials being stored and sold from outside the building/premises shall be stacked or stored no higher than 5 metres without the written consent of the LPA to whom a formal planning application shall be submitted for consideration and determination.

Reason: In order to safeguard the visual amenity of the locality.

No Additional Floorspace

5. No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

Additions to the roof

6. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus), with the exception of PV panels, shall be erected on the roof of any building.

Reason: In order to safeguard the visual amenity of the area.

External Lighting

7. No additional external lighting other than those existing or identified on the approved drawings shall be installed on the site, without the prior written consent of the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the locality.

BREEAM

8. (a) Within 6 months of occupying the industrial and ancillary office unit the final Post-Construction Certificate certifying that a BREEAM rating of 'Very Good' has been achieved must be submitted for approval.

(b) 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 Certificate. 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.

(c) The accreditation of 'Very Good' or higher shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sustainable development in accordance with Policy SI2 of the London Plan (2021) and Local Plan Policy SP4 of the Haringey Local Plan (2017).

Acoustic Fencing

9. No deliveries to be loaded or unloaded between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday, until the acoustic fence, as shown on drawing number: 19-266-SGP-02-XX-DR-A-1603 Rev P3, has been installed in its entirety. This acoustic fence shall be maintained to the satisfaction of the Local Planning Authority. Following installation, the acoustic fence shall be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and living conditions of neighbouring properties, in accordance with Policies D13 & D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

Noise Management Plan

10. The occupation of Unit 2 shall comply with the approved Noise Management Plan (Revision 3) (Cass Allen, dated: 13 April 2023), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and living conditions of neighbouring properties, in accordance with Policies D13 & D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

HGY/2022/0709

Application for variation/removal of condition 8 (deliveries in respect of units 3, 4 and 5a as well as units 1, 5b and 6) condition 22 (no loading/unloading outside units 3, 4 & 5a) and condition 23 (no loading/unloading of deliveries) attached to planning permission reference HGY/2014/0055.

Conditions

Noise Levels

1. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level of more than 5db (A) when measured and corrected in accordance with BS 4142:1967, as amended, titled 'Method of Rating Industrial Noise Affecting Mixed Residential & Industrial Areas'. In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers.

External Lighting

2. No additional external lighting other than those existing or identified on the approved drawings shall be installed on the site, without the prior written consent of the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the locality.

Deliveries

3. No deliveries to be loaded or unloaded in respect of units 1 and 5b, 5c and 6 between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

Storage of Materials

4. There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the buildings on site without the prior written approval of the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area.

No Additional Floorspace

5. No additional floorspace other than as stated within the application shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity.

Additions to the roof

6. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the roof of any building.

Reason: In order to safeguard the visual amenity of the area.

Use Class Restriction

7. Notwithstanding, the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order, Units 1, 3, 4, 5a, 5b, 5c and 6 shall be restricted to use classes E(g)(iii) 'Light industry', B2 'General industry', or B8 'Storage or Distribution' only and shall not be used for any other purpose including any purpose within Class B unless approval 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 one compatible with the surrounding area and in interests of neighbouring residential amenity.

Acoustic Fencing

8. No deliveries to be loaded or unloaded between the hours of 2100 and 0600 Monday to Saturday or after 1800 hours Saturday until 0600 hours the following Monday in respect of units 3, 4 and 5a, until the acoustic fence on Unit 2, White Hart Works, as shown on drawing number: 19-266-SGP-02-XX-DR-A-1603 Rev P3, has been installed in its entirety.

Reason: To protect the amenity and living conditions of neighbouring properties, in accordance with Policies D13 & D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

Noise Management Plan

9. The occupation of Units 3, 5 and 5a shall comply with the approved Noise Management Plan (Revision 3) (Cass Allen, dated: 13 April 2023), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and living conditions of neighbouring properties, in accordance with Policies D13 & D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

Informatives

Previous Conditions (HGY/2020/0100)

1. Conditions 2, 3, 11, 12, 13(a), 14, 15, 16 and 17 of HGY/2020/0100 have been discharged or are no longer applicable to the proposals. Therefore, these conditions are omitted from the decision notice.

Previous Conditions (HGY/2014/0055)

2. Conditions 1, 2, 3, 5, 14, 15, 16, 17, 18, 19, 20 and 21 of HGY/2014/0055 have been discharged or are no longer applicable to the proposals. Therefore, these conditions are omitted from the decision notice.

Proactive Statement

3. 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 pre-application advice service and published 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.