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## SCHEDULE OF PLANNING CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
  
- 2) The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the approved plans set out in Appendix 10 to this decision.
  
- 3) (a) No Development, excluding site preparation works, shall commence on any Phase until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority.  
  
(b) The Phasing plan shall set out a breakdown of the following for each identified Phase:
  - (i) Number of dwellings (including dwelling mix and tenure)
  - (ii) Children's play space
  - (iii) Car parking spaces
  - (iv) Cycle parking spaces
  - (v) Details of interim boundary treatments  
(c) The development shall be carried out in accordance with the approved Phasing Plan and the approved interim boundary treatments shall be maintained in good condition until such times as they are replaced by permanent boundary treatments approved under Condition 13.
  
- 4) (a) The non-residential floorspace hereby approved shall include at least 400sqm of Business floorspace (Use Class E (g) (i) (ii) or (iii)).  
  
(b) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as revised), or any Order or Regulations that revoke or further revises this Order, the 400sqm of Business floorspace that is provided under (a) above shall only be used for offices, research and development and industrial processes in perpetuity.
  
- 5) The detailed design for each dwelling in Goods Yard Blocks A, B, C, D, E, F and G and Depot Blocks A, B, C, D, E, F and G hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015). The following dwellings shall meet Approved Document M, M4(3) (2b) ('wheelchair user dwellings'):
  - GY BLOCK A: GY-L01-A-01-AC, GY-L02-A-01-AC, GY-L02-A-04-AC, GY-L02-A-05-AC, GY-L03-A-01-AC, GY-L03-A-04-AC, GY-L03-A-05-AC, GY-L04-A-06-AC, GY-L05-A-06-AC, GY-L06-A-06-AC, GY-L29-A-03-AC, GY-L30-A-03-AC,

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GY-L31-A-03-AC.

- GY BLOCK B: GY-L00-B-01-AC, GY-L00-B-04-AC, GY-L01-B-03-AC, GY-L01-B-05-AC, GY-L02-B-04-AC, GY-L03-B-04-AC, GY-L04-B-04-AC, GY-L05-B-04-AC, GY-L06-B-04-AC, GY-L07-B-04-AC, GY-L08-B-04-AC, GY-L09-B-04-AC, GY-L10-B-04-AC, GY-L11-B-04-AC, GY-L12-B-04-AC, GY-L13-B-04-AC, GY-L14-B-04-AC, GY-L15-B-04-AC, GY-L16-B-04-AC, GY-L17-B-04-AC, GY-L18-B-04-AC, GY-L19-B-04-AC, GY-L20-B-04-AC, GY-L21-B-04-AC, GY-L24-B-04-AC, GY-L25-B-04-AC, GY-L26-B-04-AC.
- GY BLOCK C: GY-L01-C-02-AC, GY-L01-C-03-AC, GY-L01-C-04-AC.
- GY BLOCK D: GY-L05-D-01.
- GY BLOCK F: GY-L00-F-01-AC, GY-L00-F-02-AC, GY-L00-F-03-AC, GY-L02-F-04-AC.
- GY BLOCK G: GY-L01-G-01-AC, GY-L03-G-01-AC.
- THE DEPOT BLOCKS A/B/C: TD-L00-A-01-AC, TD-L01-A-02-AC, 0 TD-L26-A-03-AC, TD-L27-A-03-AC, TD-L28-A-03-AC, TD-L01-B-02-AC, TD-L02-B-01-AC, TD-L02-B-03-AC, TD-L02-B-06-AC, TD-L03-B-01-AC, TD-L03-B-03-AC, TD-L03-B-06-AC, TD-L04-B-01-AC, TD-L04-B-03-AC, TD-L04-B-06-AC, TD-L05-B-01-AC, TD-L05-B-03-AC, TD-L05-B-06-AC, TD-L06-B-01-AC, TD-L06-B-03-AC, TD-L06-B-06-AC, TD-L07-B-01-AC, TD-L07-B-03-AC, TD-L07-B-06-AC, TD-L08-B-01-AC, TD-L08-B-04-AC, TD-L08-B-05-AC.
- THE DEPOT BLOCK D: TD-L00-D-01-AC, TD-L00-D-02-AC, TD-L02-D-03-AC, TD-L02-D-04-AC.
- THE DEPOT BLOCK E: TD-L00-E-01-AC, TD-L00-E-04-AC.
- THE DEPOT BLOCK G: TD-L03-G-03-AC, TD-L04-G-04-AC, TD-L05-G-02-AC.

All other dwellings shall meet Approved Document M M4(2) ('Accessible and adaptable dwellings').

6) (a) No ground floor commercial unit shall be occupied as a café/restaurant (Use Class E(b)) until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a café/restaurant (Use Class E(b)), in accordance with the approved details and shall be permanently maintained thereafter.

7) Any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

8) (a) Prior to commencement of any non-residential use with each relevant Phase (as identified in an approved Phasing Plan), a design stage accreditation certificate for that phase must be submitted to the Local Planning Authority

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confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent) for each non-residential use within that phase.

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

(c) Prior to occupation of any non-residential use within each relevant Phase, a post-construction certificate issued by the Building Research Establishment (or equivalent) for each non-residential use in that phase must be submitted to and approved in writing by the Local Planning Authority, confirming this standard has been achieved.

(d) In the event that any non-residential use fails to achieve the agreed rating, a full schedule and costings of remedial works required to achieve this rating shall be submitted to and approved in writing by the Local Planning Authority within 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 Local Planning Authority for off-site remedial actions.

9) (a) No development of Goods Yard Blocks E, F, G and H and Depot Blocks B and G at slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the ground floor commercial unit and dwellings on the first floor have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between dwellings and the ground floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved floor slab and any other noise attenuation measures shall be completed in accordance with the approved details, prior to the occupation of any of the first floor dwellings directly above the commercial unit and shall be maintained thereafter.

10) (a) The dwellings hereby approved in Good Yard Blocks A, B, C, D, E, F and G and Depot Blocks A, B, C, D, E, F and G shall not be occupied until such times as full details of the glazing specification and ventilation for habitable rooms in all façades of the dwellings to which they relate have been submitted to and approved in writing by the Local Planning Authority.

(b) 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 –	Living rooms &	35dB(A)

11pm	Bedrooms	(LAeq,16hour)
	Dining Room Area	40dB(A) (LAeq,16hour)
Night Time Noise 11pm - 7am	Bedrooms	30dB(A) (LAeq,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.

(c) The approved glazing specification and ventilation measures for the habitable rooms in all facades of the dwellings shall be installed and made operational prior to the occupation of any of the dwellings to which they relate in the Block as specified in part (a) of this condition and shall be maintained thereafter.

- 11) (a) The ground floor commercial unit in Depot Block G shall not be occupied as a Café/Restaurant (Use Class E(b)) until such times as landscaping details for the associated space immediately to the west of the unit (in the Detailed Element) that include wind mitigation measures that are designed to ensure the Lawson Criteria Comfort Rating for 'Long-term Sitting' (C4) have been submitted to and approved in writing by the Local Planning Authority.
- (b) The approved wind mitigation measures shall be implemented prior to the first occupation of the unit as a Café/Restaurant (Use Class E(b)) and shall be permanently maintained thereafter when the unit is in use.
- 12) The Development must be carried out in accordance with the provisions of the Fire Statement (HRW-BHE-GD-XX-RP-YD-0001, Revision 00) prepared by Buro Happold, dated 12 May 2023.
- 13) (a) The following external landscaping details of external areas and amenity areas for each relevant Phase (as identified in an approved Phasing Plan) shall be submitted to and approved in writing by the Local Planning Authority before any Block in the Phase in which it is located commences above ground floor slab level:
- i) Hard surfacing materials;
  - ii) Drinking water fountain/dispenser providing drinking water that is free to users in Peacock Park;
  - iii) Children's play areas and equipment;
  - iv) Boundary treatments;
  - v) Any relevant SuDs features (as identified in the Drainage Strategy (HRW-BHE-GD-XX-RP-CI-0001, Revision 00), dated 18 February 2022);

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- vi) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
  - vii) Minor artefacts/structures (e.g. furniture, refuse or other storage units and signs);
  - viii) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines, indicating lines, manholes and supports);
  - ix) 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;
  - x) Any food growing areas and soil specification;
  - xi) Written specifications, including cultivation and other operations associated with plant and grass establishment; and
  - xii) Implementation programme.

(b) The external landscaping and SUDS features shall be carried out in accordance with the approved details, management and maintenance plan and implementation programme.

14) Any trees or plants which within 5 years from them being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with the same size and species or an approved alternative as agreed in writing by the Local Planning Authority.

15) (a) Within 30 days of the demolition of any existing buildings on The Depot part of the site, written details of temporary landscaping and/or the temporary use of the land left vacant by the demolition shall be submitted to and approved in writing by the Local Planning Authority.

(b) The implementation of approved temporary landscaping and/or temporary use of the land shall be implemented within 90 days of the written approval of details (as required by part (a) above) and shall be maintained thereafter in accordance with the approved details.

16) (a) No development shall commence of the Depot Blocks E, F or G until adequate steps have been taken in accordance with 'Section 8 of BS 5837 Trees' to safeguard all trees to be retained (Trees 3001, 3002, 3003 and 3004 as identified on Drawing 37-1030.02A) in the submitted Tree Survey (CC37-1030, dated February 2022) against damage prior to or during building works, including the erection of fencing.

(b) Protective fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree and such protection shall be retained until works of demolition

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and construction have been completed.

(c) No excavation site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of trees to be retained (as identified in (a) above).

17) a) Prior to occupation of the first Block in a Phase (as identified in an approved Phasing Plan) details of ecological enhancement measures for that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall be consistent with the recommendations of the Ecological Appraisal Report Update, dated 19 May 2023 and detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (including bat boxes, bird boxes and bee bricks), 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 the last Block in a Phase (as identified in an approved Phasing Plan), photographic evidence and a post- development ecological field survey and impact assessment of that phase shall be submitted to and approved in writing 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.

(c) Development shall accord with the details as approved and retained for the lifetime of the development.

18) (a) No development of any Block in a Phase (as identified in an approved Phasing Plan) shall commence above ground floor slab level until all proposed external materials and elevational details for that Block have been submitted to and approved in writing by the Local Planning Authority. These external materials and details shall include:

i). External facing materials and glazing, including sample boards of all cladding materials and finishes;

ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;

iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;

iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(b) The development shall be carried out in accordance with the approved details and materials.

19) (a) Prior to the commencement of a Block above ground floor slab level in a Phase (as identified in an approved Phasing Plan), details of any living roofs for

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Blocks in that phase shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include:

- i. A roof plan identifying where the living roofs will be located;
- ii. A ground floor plan identifying where the living walls will be rooted in the ground, if any;
- iii. Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iv. Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m<sup>2</sup> of living roof;
- v. Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m<sup>2</sup> and at least one feature per 10m<sup>2</sup> of living roof;
- vi. Details on the range of native species of (wild) flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;
- vii. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- viii. Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of 90% of the dwellings, 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 soil/substrate 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) and/or walls shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

20) (a) No development shall commence above ground floor slab level of Depot Block D until details of either a stand-alone boundary fence and/or details of the treatment of the rear ground floor boundary elevation of the ground floor parking area have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved boundary fence and/or building elevation shall be provided in accordance with the approved details, before any dwelling in Depot Block D is first occupied and shall be maintained thereafter.

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## 21) Energy Strategy

(a) Prior to the commencement of works above ground floor slab level for a Block in a Phase (as identified in an approved Phasing Plan), an updated Energy Strategy for that phase must be submitted with complete Design Stage SAP worksheets based on the Sustainability and Energy Statement and Addendum (HRW-BHE-GD-XX-RP-YS-0001, Revision 00, dated 18 February 2022 and 19 May 2023). The development shall achieve minimum carbon emissions savings of 78% (residential) and 42% (non-residential) over 2021 Building Regulations Part L, with a minimum solar PV array of 168 kWp on the Goods Yard part of the site and minimum 45 kWp on the Depot part of the site. The updated Strategy shall include:

- i. Explanation as to how the Development phase achieves minimum carbon reductions at the Be Lean Stage of 10% for the domestic new build and 15% for the non-domestic new build elements
- ii. An air tightness delivery strategy;
- iii. Detailed thermal bridging calculations demonstrating how thermal bridging shall be reduced;

(b) 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.

(c) The final agreed Energy Strategy shall be operational prior to the first occupation of the development. The development shall be carried out strictly in accordance with the approved details and shall be operated and maintained as such thereafter.

## 22) Overheating (Non-Residential)

(a) Prior to the occupation of any non-residential floorspace in a relevant Phase (as identified in an approved Phasing Plan), an Overheating Report for that phase must be submitted to and approved in writing by the Local Planning Authority only if that space is to be occupied in accordance with the NCM Activity Database or will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

(b) The report shall be based on the current and future weather files for 2020s, 2050s and 2080s for the CIBSE TM49 central London dataset. It shall set out:

- i. The proposed occupancy profiles and heat gains in line with CIBSE TM52.
- ii. The modelled mitigation measures which will be delivered in line with the Cooling Hierarchy to ensure the development complies with DSY1 for the 2020s weather file.
- iii. 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.
- iv. The mitigation measures hereby approved shall be implemented prior to occupation and retained thereafter for the lifetime of the development.

## 23) Overheating (Residential)

(a) Prior to the above ground commencement of a Block in a Phase (as identified in an approved Phasing Plan), an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating

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risk, propose a retrofit plan, and re-consider the feasibility of installing external (movable) shading devices to the east, south and west facades. This assessment shall be based on the methodology following CIBSE TM59 with the London Weather Centre files as set out in the Sustainability and Energy Statement prepared by Buro Happold (HRW-BHE-GD-XX-RP-YS-0001, Revision 00, dated 18 February 2022 and 19 May 2023).

- (b) Prior to occupation of a Block in a Phase (as identified in an approved Phasing Plan), the approved dwellings in that Block shall be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development. This shall include:
- i. Natural ventilation, with 100% (bedroom) and 30% (LKD) of openable area at night;
  - ii. Acoustic louvres for noise attenuated ventilation (30% free area);
  - iii. Ceiling fans;
  - iv. Glazing g-values of 0.35 and 0.30;
  - v. Vertical side fins;
  - vi. MVHR with summer bypass; ~~and~~
  - vii. No active cooling; and
  - viii. Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.
- 24) (a) Prior to the occupation of any Block in a Phase (as identified in an approved Phasing Plan), a Post Completion Report for that phase setting out the predicted and actual performance against all numerical targets in the Detailed Circular Economy Statement (HRW-BHE-GY-XX- RP-YZ-GY-0001, Revision 01), dated 18 February 2022 shall be submitted to the GLA at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk) and the Local Planning Authority, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials.
- (b) The Post Completion Report shall be approved in writing by, the Local Planning Authority, prior to occupation of the Block to which it relates.
- 25) (a) Prior to the occupation of a Block in a Phase (as identified in an approved Phasing Plan), the post-construction tab of the GLA's whole life carbon assessment template for that phase shall be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance.
- (b) The post-construction assessment required in part (a) shall provide an update of the information included in the Whole Life-Cycle Carbon Assessment included in the Sustainability and Energy Statement (HRW-BHE-GD-XX-RP-YS-0001, Revision 00, dated 18 February 2022 and 19 May 2023)), including the whole life carbon emission figures for all life- cycle modules based on the actual materials, products and systems used. This shall be submitted to the GLA at:

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ZeroCarbonPlanning@london.gov.uk and the Local Planning Authority, along with any supporting evidence as per the guidance.

(c) The post construction assessment shall be approved in writing by the Local Planning Authority, prior to the occupation of the phase to which it relates.

- 26) (a) Upon final completion of the last Block in a relevant Phase (as identified in an approved Phasing Plan), suitable devices for the monitoring of the energy use and renewable/low-carbon energy generation (by residential unit) shall have been installed in each Block in that Phase, and the monitored data for each Block in that phase shall be submitted to the Local Planning Authority at daily intervals for a period of five years from final completion.
- (b) The installation of the monitoring devices and the submission of the data shall be carried out in accordance with the principles of the London Plan Guidance 'Be Seen' energy monitoring guidance.
- 27) Installed PV Arrays shall be maintained in good working order or replaced as necessary and cleaned at least annually for the lifetime of the scheme.
- 28) (a) The Public Realm/Children's Play Space immediately to the east of Depot Block E (as identified on Proposed GA Ground Floor Plan, reference 'DEPOT-F3-Z4-00-GA-A- 89006, Rev A2.P3) shall only be used as an extension to the Brook House School playground until such times as a Management & Maintenance Plan that allows for non- school related uses has been submitted to and approved in writing by the Local Planning Authority. The Plan shall set out details of the following:
- i) Days and times when the space is to be open for use by residents of the approved development for non-school related specified activities.
  - ii) Measures to discourage and manage anti-social behaviour
  - iii) Management and maintenance responsibilities to ensure that there is no impediment to use of the space for the approved non-school related specific activities
- (b) The Management & Maintenance Plan may be revised from time to time with the written approval of the Local Planning Authority and all those responsible for managing and maintaining the space.
- (c) The Space shall be used, managed and maintained for non-school related activities only in accordance with the approved Management & Maintenance Plan.
- 29) (a) Prior to the first occupation of each Block in a Phase (as identified in an approved Phasing Plan), a 'Secured by Design' accreditation shall be obtained for that phase and thereafter all features are to be permanently retained.

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- (b) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above ground works of each Phase of the development.
- 30) No development (save for demolition to ground level) shall commence in each relevant phase until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing for each relevant phase. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.
- 31) If heritage assets of archaeological interest are identified by a Stage 1 Written Scheme of Investigation (WSI) of Archaeology, then for those parts of the site which have archaeological interest, a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the Stage 2 WSI, no development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
- i) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
  - ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.
- 32) (a) In the event that the Stage I and/or Stage II Written Scheme of Investigation of Archaeology identifies any archaeological remains that require protection, details of the foundation design and construction method to protect any archaeological remains in that phase have been submitted to and approved in writing by the Local Planning Authority.
- (b) The development shall be carried out in accordance with the approved details.
- 33) (a) No development for each relevant phase shall commence until impact studies of the existing water supply infrastructure for that phase have been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. Should additional capacity be required, the impact study should include ways in which this capacity will be accommodated.
- (b) The development within each phase, as approved under Condition 3 above, shall then be implemented in accordance with the recommendations of the approved impact study and retained in perpetuity thereafter.
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- 34) No development shall commence in each relevant phase other than investigative work until:
- i) Taking account of information in the Land Contamination Assessment Update (Phase I) with reference HRW-BHE-GD-XX-RP-CG-002 Revision P00 prepared by Buro Happold Ltd dated 18 May 2023, a site investigation for that phase has been conducted for the site using information obtained from the desktop study and Conceptual Model. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
  - ii) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report for that phase, to the Local Planning Authority.
  - iii) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- 35) Where remediation of contamination within each relevant Phase (as identified in an approved Phasing Plan) on the site is required pursuant to the condition above, completion of the remediation detailed in the method statement for each phase shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is first occupied.
- 36) (a) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.
- (b) The remediation strategy shall be implemented as approved.
- 37) (a) The basement car parking areas hereby approved shall not be brought in to use until such times as Basement Access Control Arrangements have been submitted to and approved in writing by the Local Planning Authority.
- (b) The Basement Vehicular Access Control Arrangements shall include written and illustrated details of signal control and give-way systems to manage vehicular movements in and out of the approved basement car parks and demonstrate their adequacy to manage any vehicle queues.
- (c) The car parking areas shall be operated only in accordance with the relevant approved Basement Vehicular Access Control Arrangements.

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- 38) (a) No development on the Goods Yard part of the site shall commence until a combined Stage 1 and Stage 2 Road Safety Audit for the proposed vehicular access junction and associated pedestrian footways on White Hart Lane has been submitted to and approved in writing by the Local Planning Authority.
- (b) The detailed design of the junction hereby approved shall be in accordance with the recommendations in an approved Audit and maintained thereafter and implemented before the first occupation of the development.
- 39) (a) No development on the Goods Yard part of the site shall commence until a combined Stage 1 and Stage 2 Road Safety Audit for the proposed vehicular route and associated pedestrian footways referred to as 'Embankment Lane' between Central Court (south of Goods Yard Block C) and Northern Square (northern edge of Goods Yard Zone 1) as shown on Drawing GYARD-F3-Z1-0-GA-A-82102-A2.P3) has been submitted to and approved in writing by the Local Planning Authority.
- (b) The detailed design of the junction hereby approved shall be in accordance with the recommendations in an approved Audit and maintained thereafter and implemented before the first occupation of the development.
- 40) (a) No development in the relevant Phase shall be occupied until a Car Parking Design and Management Plan (CPMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.
- (b) The CPMP shall include details of the following:
- i. Location and design of any temporary car parking spaces.
  - ii. Location and design of car parking spaces.
  - iii. Provision of Electric Vehicle Charging Points (direct provision for 20% of spaces, with passive provision for the remaining 80%).
  - iv. Allocation, management and enforcement of residential car parking spaces (prioritising disabled people, then families with children then others).
  - v. Allocation, management and enforcement of commercial car parking spaces (provision only as needed by individual businesses).
  - vi. Provision, management and enforcement of disabled car parking spaces to allow for the required number of such spaces (up to 87 overall).
  - vii. Details of the proposed signal control and give-way systems used to manage vehicular movements in and out of the basement car parks via the proposed ramps.
- (c) Car parking shall be allocated, managed and enforced in accordance with the approved CPMP.
- (d) All car parking spaces shall be leased and not sold outright.

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- 41) (a) No development shall commence in the relevant Phase until details of cycle parking and provision for changing/locker space for commercial units in that Phase have been submitted to and approved in writing by the Local Planning Authority.
- (b) The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.
- (c) The cycle parking provision shall be implemented in accordance with the approved details before the occupation of each phase and retained thereafter for this use only.
- 42) (a) No development in the relevant Phase shall be occupied until a Delivery and Servicing Plan (DSP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The DSP for that Phase shall be in broad conformity with the approved Delivery and Servicing Plan (within the Transport Assessment prepared by Arup, 278880-ARP-XX-XX-RP-T-000007, 18 February 2022 and Transport for London's Delivery and Servicing Plan Guidance (2020), other than details of the location and dimensions of the all proposed loading bays which shall be submitted to and approved in writing by the Local Planning Authority.
- (b) The DSP, including loading bays approved under (a) above shall be implemented and updated following the results of the first delivery and servicing survey to be undertaken within 12 months of first occupation of the relevant Phase of the proposed development.
- (c) The process identified in (b) above shall be repeated until all Phases of the proposed development have been delivered and occupied, at which point every Phase DSP shall be consolidated into one overarching full DSP and retained thereafter.
- (d) Further surveys and updates of the full DSP shall be submitted to and approved in writing by the Local Planning Authority.
- 43) (a) No development shall commence in a Phase (as identified in an approved Phasing Plan) until a Detailed Construction Logistics Plan (CLP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.
- (b) The Detailed CLP for each Phase shall conform with the approved Outline Construction Logistics Plan within the submitted Transport Assessment (278880- ARP-XX-XX-RP-T-000007, dated 18 February 2022) and Transport for London's Construction Logistics Planning Guidance (2021) and shall include the following details:
- i. Site access and car parking arrangements;
  - ii. Delivery booking systems;
  - iii. Construction phasing and agreed routes to/from the development replace lorry routeing;

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- iv. Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
  - v. Travel plans for staff/ personnel involved in construction;
  - vi. Crane Lifting Management Plan (CLMP); and
  - vii. Crane Erection and Dismantling.
- (c) Development shall be undertaken in accordance with the approved details.
- 44) (a) No development shall commence until an existing condition survey of the western half of the High Road carriageway and footway (between the railway bridge and the western pedestrian access to The Grange) and the northern half of White Hart Lane carriageway and footway (between the southern and northern site boundaries) has been undertaken in collaboration with the Council's Highways Maintenance team and submitted to and approved in writing by the Local Planning Authority.
- (b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in (a) in collaboration with the Council's Highways Maintenance team and submitted to and approved in writing by the Local Planning Authority.
- (c) 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 is reinstated to the satisfaction of the Council's Highways Maintenance team in accordance with an associated Highway Agreement.
- 45) (a) No development in a relevant Phase (as identified in an approved Phasing Plan) that adjoins the western boundary of the site shall commence until an Infrastructure Protection Plan (IPP) for that Phase relating to London Overground has been submitted to and approved in writing by the Local Planning Authority.
- (b) Any protection measures approved in an IPP shall be implemented in accordance with approved details.
- 46) (a) No demolition in each relevant Phase (as identified in an approved Phasing Plan) shall commence until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.
- (b) No development in each relevant phase shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
- (c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:
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- i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays. There shall be no working on Sundays or bank holidays;
  - 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;
  - x. Details of any other standard environmental management and control measures to be implemented.
  - xi. Evidence of site registration at [nrmm.london](http://nrmm.london) to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560kW to be uploaded.

(d) the CEMP shall also include consideration as to whether any ecological protection measures are required for each relevant Phase (as identified in an approved Phasing Plan), to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of the EU Directive 97/68/EC for both NO<sub>x</sub> and PM emissions.

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

- 47) (a) No development in each relevant Phase (as identified in an approved Phasing Plan) shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations;



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ii) Mitigation measures to manage and minimise demolition/  
construction dust emissions during works; and

iii) a Dust Risk Assessment.

(b) Demolition and construction works shall only be carried out in a particular Phase in accordance with an approved AQDMP for that Phase.

48) (a) No piling shall take place in each relevant Phase (as identified in an approved Phasing Plan) until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for that Phase has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling in each relevant Phase must be undertaken in accordance with the terms of the approved piling method statement for that Phase.

49) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of preconstruction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

50) The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

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- 51) (a) No development of any or all of Depot Block A, Goods Yard Block A & Goods Yard Block B shall commence above ground floor slab level until (notwithstanding what is indicated on the approved drawings), details of the colour of the external façade including the tops of the towers have been submitted to and approved by the Local Planning Authority
- (b) Thereafter the development shall be carried out in accordance with the approved details and materials.
- 52) (a) No development of any Block in the land known as “The Depot” shall commence above ground floor slab level until the boundary treatments of the Brook House Yard (shown on page 180 of the Design and Access Statement, February 2022) have been submitted to and approved by the Local Planning Authority.
- (b) Thereafter the development shall be carried out in accordance with the approved details and materials
- 53) Prior to the above ground commencement of construction work, details relating to the future connection to the DEN must be submitted to and approved by the local planning authority. This shall include:
- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);
  - A strategy for the supply of heat to any phases occupied before a connection is made to an off-site District Energy Network;
  - A strategy that ensures heat can be supplied to the other sites within the High Road West masterplan area via this development site;
  - Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
  - Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
  - 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 route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area-wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;

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- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
  - Details of the location for the set down of a temporary plant 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 plant room.

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 SI3, and Local Plan (2017) Policies SP4 and DM22.