

Conditions for HGY/2023/1043:

Time limit

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

Approved Plans

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

HCC-HBA-CC-B1-DR-A-008150 Level B1 - Proposed Strip Out Plan	P1
HCC-HBA-CC-00-DR-A-008151 Level 00 - Proposed Strip Out Plan	P1
HCC-HBA-CC-01-DR-A-008152 Level 01 - Proposed Strip Out Plan	P1
HCC-HBA-CC-02-DR-A-008153 Level 02 - Proposed Strip Out Plan	P1
HCC-HBA-CC-03-DR-A-008154 Level 03 - Proposed Strip Out Plan	P1
HCC-HBA-CC-04-DR-A-008155 Level 04 - Proposed Strip Out Plan	P1
HCC-HBA-CC-ZZ-DR-A-008250 East Elevation - Proposed Strip Out	P1
HCC-HBA-CC-ZZ-DR-A-008251 North Elevation - Proposed Strip Out	P1
HCC-HBA-CC-ZZ-DR-A-008252 West Elevation - Proposed Strip Out	P1
HCC-HBA-CC-ZZ-DR-A-008253 South Elevation - Proposed Strip Out	P1
HCC-HBA-CC-ZZ-DR-A-008350 Sections / Internal Elevations - Proposed Strip Out	P1
HCC-HBA-ZZ-B1-DR-A-208100 Level B1 - Proposed GA Plan	P1
HCC-HBA-ZZ-00-DR-A-208101 Level 00 - Proposed GA Plan	P1
HCC-HBA-ZZ-01-DR-A-208102 Level 01 - Proposed GA Plan	P1
HCC-HBA-ZZ-02-DR-A-208103 Level 02 - Proposed GA Plan	P1
HCC-HBA-ZZ-03-DR-A-208104 Level 03 - Proposed GA Plan	P1
HCC-HBA-ZZ-04-DR-A-208105 Level 04 - Proposed GA Plan	P1
HCC-HBA-ZZ-ZZ-DR-A-208200 Proposed East Elevation	P2
HCC-HBA-ZZ-ZZ-DR-A-208201 Proposed North Elevation	P2
HCC-HBA-ZZ-ZZ-DR-A-208202 Proposed West Elevation	P2
HCC-HBA-ZZ-ZZ-DR-A-208203 Proposed South Elevation	P2
HCC-HBA-ZZ-ZZ-DR-A-208204 Proposed East Courtyard Elevation	P1
HCC-HBA-ZZ-ZZ-DR-A-208205 Proposed North Courtyard Elevation	P1
HCC-HBA-ZZ-ZZ-DR-A-208206 Proposed West Courtyard Elevation	P1
HCC-HBA-ZZ-ZZ-DR-A-208207 Proposed South Courtyard Elevation	P1
HCC-HBA-ZZ-ZZ-DR-A-208208 Proposed Context Elevations	P1
HCC-HBA-ZZ-ZZ-DR-A-208209 Proposed Context Elevations	P1
HCC-HBA-ZZ-ZZ-DR-A-208210 Proposed Courtyard Context Elevations	P1
HCC-HBA-ZZ-ZZ-DR-A-208211 Proposed Courtyard Context Elevations	P1
HCC-HBA-ZZ-ZZ-DR-A-208300 Proposed Section AA	P2
HCC-HBA-ZZ-ZZ-DR-A-208301 Proposed Section BB	P1
HCC-HBA-AB-ZZ-DR-A-218300 External Wall Assembly Section -AB - North Elevation	P1
HCC-HBA-AB-ZZ-DR-A-218301 External Wall Assembly Section -AB - East Elevation	P1
HCC-HBA-AB-ZZ-DR-A-218302 External Wall Assembly Section -AB - West Elevation	P1
HCC-HBA-AB-ZZ-DR-A-218303 External Wall Assembly Section -AB - South Elevation	P1
HCC-HBA-AB-ZZ-DR-A-218304 External Wall Assembly Section -AB - Picture Window	P1
HCC-HBA-AB-ZZ-DR-A-218310 External Wall Assembly Section -AB - East Linkblock	P1
HCC-HBA-AB-ZZ-DR-A-218311 External Wall Assembly Section -AB - West Linkblock	P1
HCC-HBA-AB-ZZ-DR-A-218401 External Wall Details - AB - Typical Facade Detail - Plant Screen	P1
HCC-HBA-CC-ZZ-DR-A-218050 External Wall Types - CC - Brickwork Enhancement	P1
HCC-HBA-CC-ZZ-DR-A-218051 External Wall Types - CC - Precast Concrete	P1
HCC-HBA-CC-ZZ-DR-A-218052 External Wall Types - CC - Miscellaneous Enhancement	P1

HCC-HBA-CC-ZZ-DR-A-218210 External Wall Scoping Elevations- CC - Brickwork - Sheet 01 P1
 HCC-HBA-CC-ZZ-DR-A-218211 External Wall Scoping Elevations- CC - Brickwork - Sheet 02 P1
 HCC-HBA-CC-ZZ-DR-A-218212 External Wall Scoping Elevations- CC - Concrete & Render -Sheet
 01 P1
 HCC-HBA-CC-ZZ-DR-A-218213 External Wall Scoping Elevations- CC - Concrete & Render -Sheet
 02 P1
 HCC-HBA-CC-ZZ-DR-A-218350 External Wall Bay Studies - CC -North Wing - East Elevation P1
 HCC-HBA-CC-ZZ-DR-A-218351 External Wall Bay Studies - CC -North Wing - West Elevation P1
 HCC-HBA-CC-ZZ-DR-A-218352 External Wall Bay Studies - CC -South Elevation P1
 HCC-HBA-CC-ZZ-DR-A-218353 External Wall Bay Studies - CC -West Wing - South Elevations P1
 HCC-HBA-CC-ZZ-DR-A-218354 External Wall Bay Studies - CC -L03 - East & West Elevations P1
 HCC-HBA-CC-00-DR-A-248100 Level 00 - Stairs & Ramps Civic Centre repair plan P1
 HCC-HBA-CC-01-DR-A-248101 Level 01 - Stairs & Ramps Civic Centre repair plan P1
 HCC-HBA-CC-02-DR-A-248102 Level 02 - Stairs & Ramps Civic Centre repair plan P1
 HCC-HBA-CC-03-DR-A-248103 Level 03 - Stairs & Ramps Civic Centre repair plan P1
 HCC-HBA-ZZ-RF-DR-A-278106 RF Level - Civic Centre Roof Scoping Plan P1
 HCC-HBA-CC-00-DR-A-348100 Level 00 - Balustrading Civic Centre repair plan P1
 HCC-HBA-CC-01-DR-A-348101 Level 01 - Balustrading Civic Centre repair Plan P1
 HCC-HBA-CC-02-DR-A-348102 Level 02 - Balustrading Civic Centre repair Plan P1
 HCC-HBA-CC-03-DR-A-348103 Level 03 - Balustrading Civic Centre repair Plan P1
 Civic Centre
 HCC-HBA-CC-B1-DR-A-358099 Level B1 - Basement Ceiling Finishes Plan P1
 HCC-HBA-CC-00-DR-A-358100 Level 00 - Ground Floor Ceiling Finishes Plan P2
 HCC-HBA-CC-01-DR-A-358101 Level 01 - Ground Floor Ceiling Finishes Plan P2
 HCC-HBA-CC-02-DR-A-358102 Level 02 - Ground Floor Ceiling Finishes Plan P2
 HCC-HBA-CC-03-DR-A-358103 Level 03 - Ground Floor Ceiling Finishes Plan P2
 HCC-HBA-CC-ZZ-DR-A-358400 North wing incl. meeting room - Typical RCP + detail P1
 Civic Centre
 HCC-HBA-CC-B1-DR-A-428099 Level B1 - Basement Floor Internal Wall Finishes Plan P1
 HCC-HBA-CC-00-DR-A-428100 Level 00 - Ground Floor Internal Wall Finishes Plan P1
 HCC-HBA-CC-01-DR-A-428101 Level 01 - First Floor Internal Wall Finishes Plan P1
 HCC-HBA-CC-02-DR-A-428102 Level 02 - Second Floor Internal Wall Finishes Plan P1
 HCC-HBA-CC-03-DR-A-428103 Level 03 - Third Floor Internal Wall Finishes Plan P1
 HCC-HBA-CC-B1-DR-A-438099 Level B1 - Basement Floor Finishes Plan P1
 HCC-HBA-CC-00-DR-A-438100 Level 00 - Ground Floor Finishes Plan P1
 HCC-HBA-CC-01-DR-A-438101 Level 01 - First Floor Finishes Plan P1
 HCC-HBA-CC-02-DR-A-438102 Level 02 - Second Floor Finishes Plan P1
 HCC-HBA-CC-03-DR-A-438103 Level 03 - Third Floor Finishes Plan P1
 HCC-HBA-CC-00-DR-A-778506 Room Data Sheet - Typical North Wing Meeting Room P1
 HCC-HBA-CC-01-DR-A-778507 Room Data Sheet - Committee Room 1&2 P1
 HCC-HBA-CC-00-DR-A-778508 Room Data Sheet - Large Room of the Registrars P1
 HCC-HBA-CC-00-DR-A-778509 Room Data Sheet - Lobby / Reception Area P1
 HCC-HBA-CC-01-DR-A-778510 Room Data Sheet - Council Chamber P1

Documents:

Design and Access Statement (DAS)-August 2023
 Landscape Strategy / Urban Greening Statement (within DAS)-April 2023
 Flood Risk Assessment-April 2023
 Sustainable Drainage Strategy-April 2023
 Arboricultural Impact Assessment-April 2023
 Tree Protection Plan-April 2023
 Planning Statement-April 2023
 Heritage Statement-April 2023
 Façade Condition Survey-April 2023
 Sample Petrographic Analysis-April 2023
 Townscape and Visual Impact Assessment -April 2023
 Ecology BREEAM Assessment-April 2023
 Bat Survey-April 2023

Biodiversity Impact Assessment-April 2023
 Ecology BREEAM Assessment-April 2023
 Energy Statement-April 2023
 Sustainability Strategy and BREEAM Assessment-April 2023
 Thermal Comfort Report -April 2023
 Transport Assessment -April 2023
 Transport Addendum – 9 August 2023
 Draft Travel Plan-April 2023
 Air Quality Assessment-April 2023
 Noise Impact Assessment -April 2023
 Generic Quantitative Risk Assessment - 0044501-BHE-XX-XX-RP-YG-0003 - 10 March 2023 – P01
 Sunlight / Daylight Assessment - April 2023
 Crime Prevention Statement - April 2023
 Waste Management Plan - April 2023
 Lighting Assessment - April 2023
 Statement of Community Involvement - April 2023
 Fire Strategy - HCC-BHE-XX-XX-RP-YF-000001- 3 March 2023 – Rev P05
 Typical Details Schedule - July 2023
 Supplementary Planning Info - HCC-HBA-XX-XX-RP-A-081001
 Barrier and Bollard Location Plan -HCC-CTF-ZZ-00-DR-L-100011 S4 P1
 Furniture Comparison Plan-HCC-CTF-ZZ-00-DR-L-100011 S4 P2
 Existing and Proposed Trees -556-CTF-ZZ-ZZ-DR-L-500007 S4 P1
 Site Planting Plan -556-CTF-ZZ-ZZ-DR-L-500000 S4 P1
 PAYE Letter - DM/23007/001
 External Wall Bay Studies – CC – South Wing – West Elevation – HCC-HBA-CC-ZZ-DR-A-218358 P1
 Heritage Joinery Modifications - Typical North Wing Meeting Room - HCC-HBA-CC-ZZ-DR-A-728032 P1
 External Wall Bay Studies – CC – South Elevation - HCC-HBA-CC-ZZ-DR-A-218352 P1
 Access Statement – 0044501- 14 August 2023 Revision P01
 ASWS Report – 23 August 2023
 ASWS Window Condition Survey – 23 August 2023
 Supplementary Planning Information HCC-HBA-XX-XX-RP-A-081001 – 11 July 2023

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

External Materials

3. (a) Prior to the commencement of buildings works above grade, detailed of all proposed external materials and elevational details for the Building have been submitted to and approved 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, curtain walling and parapets to roofs;

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policy SP11 of Haringey's Local Plan Strategic Policies 2017, Policies DM1, DM3 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London Plan 2021.

Phasing of Works

4. Commencement of use of the Trinity Building extension hereby approved shall not take place until the listed building works approved under HGY/2023/1044 have been substantially completed.

Reason: To ensure long term future of the listed building in accordance with Policy SP12 of Haringey's Local Plan Strategic Policies 2017, Policy DM6 of the Development Management Development Plan Document 2017 and Policy HC1 of the London Plan 2021.

Site Levels

5. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

Detailed Fire Statement

6. Notwithstanding the provisions of the Fire Strategy (HCC-BHE-XX-XX-RP-YF-000001_Revision P05) prepared by Buro Happold dated 03 March 2023 the proposed development shall include appropriate fire safety solutions and represent best practice in fire safety planning in both design and management and should include a more detailed fire strategy/fire engineered design in order to satisfy Part B of the Building Regulations - Fire Safety. Detail of compliance and Building Control approval shall be submitted to the Local Planning Authority prior to occupation.

Reason: In the interest of fire safety to comply with Policy D12 of the London Plan 2021.

Hard and Soft Landscaping:

7. (a) Prior to the commencement of the development above ground level full details of both hard and soft landscape works that shall achieve an urban greening factor of 0.3 shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:
 - (i) Hard surfacing materials;
 - (ii) Play areas and equipment;
 - (iii) Boundary treatments and balustrade railing details;
 - (iv) Any relevant SuDs features (as identified in the Drainage Strategy (HCC-BHE-XX-XX-RP-C-000001 Rev P02, dated 15 March 2023));
 - (v) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;

- (vi) Minor artefacts/structures (e.g. planting beds, furniture, refuse or other storage units, signs, bollards, lighting columns, barriers, CCTV, art installation infrastructure; etc.);
- (vii) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

Soft landscape works shall include:

- (viii) 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;
- (ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- (x) Implementation and aftercare management programmes.

(b) The external landscaping and SUDS features shall be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory level of amenity, children's play opportunities, biodiversity enhancement and boundary treatments.

Art Installation Strategy

8. Notwithstanding the documents hereby approved and prior to the commencement of any landscaping, an art installation strategy shall be submitted to and approved in writing by the Local planning Authority in writing, detailing a design code, size, siting and rationale for art installations and all future installations shall comply with the strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policy SP11 of Haringey's Local Plan Strategic Policies 2017, Policies DM1, DM3 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London Plan 2021.

Community and Civic Use Plan

9. Prior to the first occupation of the development hereby approved details of the proposed community and civic uses within the site and details of how this will be managed and publicised, shall be submitted to and approved in writing by the Local planning Authority and will operate in accordance with this agreement.

Reason: To ensure that community use to the site is retained and managed in a suitable manner.

Tree Protection Plan

10. The development hereby approved shall be constructed in accordance with the tree protection plan and method statements and shall be overseen by an Arboriculturist to be retained until completion of the development.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021 and Policy SP13 of Haringey's Local Plan Strategic Policies 2017.

Arboricultural Method Statement

11. No development should take place until an arboricultural method statement for any works within the root protection areas is submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017.

Biodiversity

12. (a) Prior to occupation of the approved building, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain of at least 10%, 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 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.

(c) 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017) and DM21 of the Development Management Development Plan Document 2017.

Living Roofs

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

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, 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 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², 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/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof 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; and
- vii) Management and maintenance plan, including frequency of watering arrangements.
- viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of 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 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 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Energy Strategy

14. Notwithstanding the Sustainability and Energy Statement (dated 8 March 2023), prepared by Buro Happold a revised Energy Statement will be required prior to commencement of any works on site.

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, SI3, and Local Plan Policy SP4 and DM22.

Retrofit Strategy and Monitoring

15. Prior to commencement of development a retrofit strategy detailing how the insulation will be installed to avoid damage to the fabric of the listed building, proposed monitoring arrangement shall be submitted and approved by the Local Planning Authority and all works will be required to conform with this strategy.

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, SI3, and Local Plan Policy SP4 and DM22 and DM49 of the Development Management Development Plan Document 2017.

Future DEN Connection

16. Prior to the commencement of above ground works a plan for future connection to the local Decentralised Energy Network (DEN) shall be submitted to and approved by the Local Planning Authority, detailing how the site will connect to the future DEN, siting of proposed infrastructure and connections.

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, SI3, and Local Plan Policy SP4 and DM22.

Overheating

17. (a) Prior to the commencement of the proposed use, an revised Overheating Report shall be submitted to and approved by the Local Planning Authority only if that space is to be occupied in accordance with the NCM Activity Database and 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 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.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

BREEAM

18. (a) Prior to commencement of the development hereby approved, a design stage accreditation certificate for the development must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Excellent" outcome (or equivalent).

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

(c) Prior to occupation, a post-construction certificate issued by the Building Research Establishment (or equivalent) for each non-residential use in that phase must be submitted to the local authority for approval, confirming this standard has been achieved.

(d) 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.

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 Policy SP4 and DM21.

PV Arrays

19. Notwithstanding the PV Arrays shown on the approved drawings a detailed strategy of PV arrays shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the installed quantum and PV arrays generate renewable energy at their full potential.

Secured By Design

20. Prior to the commencement of above ground works, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Secured By Design Accreditation

21. Prior to the first use of the buildings, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Land Contamination – Part 1 (PRE-COMMENCEMENT)

22. No development shall commence other than investigative work until:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of

harm, development shall not commence until approved in writing by the Local Planning Authority.

- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement 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 occupied.

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

Unexpected Contamination

23. (a) 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.

(b) The remediation strategy shall be implemented as approved.

Reason: 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 paragraph 183 of the National Planning Policy Framework.

Car Parking Design & Management Plan

24. (a) No development shall be occupied until a Car Parking Design and Management Plan (CPMP) has been submitted to and approved in writing by the Local Planning Authority and shall be retained as per these details thereafter, unless otherwise agreed in writing by the LPA.

(b) The CPMP shall include details of the following:

- i. Review of access needs of staff to be moved to site and suitable parking arrangements provided prior to occupation.
- ii. Location and design of car parking spaces and quantum of blue badge spaces to be marked in accordance with the data derived in part (i) of this condition.
- iii. Initial provision of Electric Vehicle Charging Points (direct provision for 50% of spaces, with passive provision for the remaining 50%) and details of how further installation will be provided as required.

- iv. Allocation, management and enforcement of car parking spaces (prioritising blue badge holders, then other impaired staff, then others as part of a dynamic strategy to prioritise use and minimise redundancy of spaces).
- v. Allocation of spaces off-site in the other local car parks.
- vi. Restriction of on-street permits other than to those in category P1, as set out in the approved Transport Addendum, and how these will operate with regard to the 'Scholl Street' restrictions.
- vii. How out of office hours parking will be allocated and managed.

(c) Car parking shall be allocated, managed and enforced in accordance with the approved CPMP

Reason: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers, protect the amenity of the site users and promote sustainable travel.

Cycle Parking Details

25. (a) Prior to commencement of use, details of cycle parking (136 long-stay and 34 short-stay) and provision for changing/locker space for future users 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 and retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with Policy T5 of the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

Vehicular Barriers

26. Notwithstanding the approved drawings and prior to development a revised plan showing the siting of the proposed barriers and details of the operating mechanisms shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such unless agreed in writing by the LPA.

Reason: To ensure suitable access arrangement and dwell space provided for vehicles to maintain highway safety in accordance with Policy T4 of the London Plan (2021).

27. Refuse and other stores

Prior to the of the use details of the approved waste and other stores shall be submitted and approved in writing by the Local planning Authority prior to the occupation of the use hereby permitted and retained thereafter.

Reason: In order to protect the amenities of the locality and visual amenity.

28. Management and Control of Dust (PRE-COMMENCEMENT)

(a) No development 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
- ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- iii) a Dust Risk Assessment.

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

Reason: To safeguard residential amenity, protect air quality and the amenity of the locality.

29. Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)

Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during that Phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

30. Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

Reason: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ

31. Impact Piling Method Statement (PRE-COMMENCEMENT)

(a) 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.

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

32. Telecommunications

No telecommunication equipment shall be placed on top of the roofs of the buildings unless approved in writing by the Local Planning Authority.

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

INFORMATIVES:

1. Working with the applicant. 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. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL would be £334,304.45. There would be no Haringey CIL charge as office are subject to a Nil CIL rate. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3. Hours of Construction Work. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

4. Party Wall Act. The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5. Asbestos Survey prior to demolition. 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. Dust - The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

7. Disposal of Commercial Waste - Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental

Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under Section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

8. Piling Method Statement - Contact Details. Contact Thames Water <https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk

9. Land Ownership - The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

10. Site Preparation Works - These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

11. Listed Building Consent. This planning permission must be read in conjunction with the Listed Building Consent (HGY/2023/1044).

12. Early Purchase of Trees – As per the advice of QRP discussion, the applicant is advised to purchase trees at the earliest possible time for them to bed in in the landscaping strategy.