Planning Sub Committee 11 September 2023

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

Reference No: HGY/2023/1043 AND 1044	**Ward**: Woodside

Address: Civic Centre, High Road, Wood Green, London, N22 9SB

Proposal: Full planning application for the redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works for the continuation of mixed civic (Class F1) and office (Class E) uses

Listed Building Consent application for the refurbishment and extension of the Civic Centre including the replacement of elevational pre-cast concrete panels; replacement of windows and curtain walling; removal of entrance steps and replacement with a ramp; removal of part of the roof structure to create an open plant room; installation of photovoltaic panels at roof level; installation of thermal insulation; removal of internal partitions in the north wing; extension to the Civic Centre to provide three-storey building and 2x two-storey links; and associated works

Applicant: London Borough of Haringey

Ownership: London Borough of Haringey

The following items in green will show amendments/corrections/changes and ~~red~~ deletions.

1. Reference to Heads of Terms Letter

Correction to para 2.1 to read:

> That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to signing of ~~a shadow Section 106 Legal Agreement~~ a letter by the Director of Placemaking and Housing confirming that the measures set out in the Heads of Terms will be implemented providing for the obligations set out in the Heads of Terms below and a section 278 Legal Agreement providing for the obligations set out in the Heads of Terms below.

Correction to para 2.7 to read:

Several obligations which would ordinarily be secured through a S106 legal agreement will instead be imposed as conditions on the planning permission for the proposed development and a letter by the Director of Placemaking and Housing confirming that the measures set out in the Heads of Terms will be implemented.

Correction to para 6.7.32 to read:

The CLP is recommended ~~as condition.~~ through a letter by the Director of Placemaking and Housing confirming that the measures set out in the Heads of Terms will be implemented.

2. Inclusive Design

Section 6.4 of the Committee Report references in para 6.4.4, on p.54, states that restroom arrangements shall consider inclusivity in terms of a provision of gender neutral toilets and provision of other inclusive facilities such as baby changing facilities and that these would be conditioned. As such a further condition is required to cover this and will appear on the decision notice as Condition 37 (Inclusive Facilities).

3. Amenity

With regard to the impact on the Traveller Site, an additional paragraph is added following para 6.6.7 to state:

The Daylight Sunlight study indicates a reduced measure of daylight (as Vertical Sky Component) to some windows in the adjacent Traveller Site dwellings, where some window ratings fall below the 27% Vertical Sky Component (VSC) defined as good in the BRE Guide and would less than 0.8 times their previous levels, the ratio defined by the BRE Guide as the minimum reduction people will notice. However, where such instances do occur, they are either in living rooms or bedrooms that are also served by additional windows facing in other directions, and therefore unaffected by these proposals. Certain instances of bedroom windows being modelled to have reduced daylight, such as W1, W2 and W8, are windows that are close to the boundary and are smaller bedrooms within larger units. The Council's Design Officer has justified such infringements of loss of daylight to be expected given that the site is a largely open car park at present and that in reality such instances are not considered unreasonable in built up, urban sites, such as this. Furthermore, the unconventional nature of the units within the Traveller Site and tighter relationship siting with side and rear boundaries on this neighbouring site are also relevant mitigating factors.

An additional condition requiring details of the southern elevation, second floor glazing in the of the proposed Trinity Building is also recommended to ensure that the windows will not create any significant overlooking. This is recommended as an additional condition No.38 (Trinity Building Glazing).

4. Energy, Climate Change and Sustainability

Additional Energy Strategy information has been provided which addresses the outstanding matters raised by the Carbon Management Team. These documents and drawings will be included in an update to Condition 2 (Approved Drawings) and are reflected in the updated assessment below.

Section 6.8 of the Committee Report paras 6.8.1 - 6.8.8 are repeated in paras 6.9.1 – 6.9.8. These paras simply set out the policy position and should not have been repeated in the report.

Energy Strategy

These paragraphs should sit below para 6.9.11 in the Committee Report and state the following:

Following the publication of the Committee Report a revised table has been produced, which provides more detailed calculations and a more accurate indicative carbon offset contribution of £89,204 or £108,157 inclusive of 10% monitoring. A revised Energy Strategy will be required to ensure more accurate figures can be provided prior to commencement. This information is sufficient for the purposes of this assessment and a relevant condition is attached accordingly.

A Facade Engineering Condensation Analysis Summary Note has been submitted to provide additional assurance regarding the potential for moisture within the brickwork from insulation. Further clarity is sought as this construction commences and the retrofit strategy shall be monitored to ensure there is no long term impact on the fabric of the building.

Carbon Offset Contribution

The Carbon offset calculation has been amended following the additional information and para 6.9.32 of the Committee report should now read as follows:

The remaining carbon emissions for the entire development will need to be offset at £95/tCO_2 over 30 years, plus a 10% management fee. The exact figure will be determined from the updated Energy Strategy but an indicative figure of ~~£98,325~~ £89,204 (+ 10% monitoring) anticipated and an obligation attached accordingly.

Overheating

This additional paragraph would sit below 6.9.36 and would state the following:

Additional information regarding the design of development and passive design measures has been submitted in accordance with the Cooling Hierarchy, which have offered more assurance that these principles have been followed. This is sufficient for the purposes of initial assessment, subject to condition.

5. Amended Conditions for the Planning Application - HGY/2023/1043

Following the updated information for and for reasons of correction and clarity the following updates to conditions are recommended, with additional text in green and omissions as ~~red~~:

Additional drawing numbers and corrections to the drawings listed in Condition 2 (Approved Drawings) and Appendix 10 (Plans and Documents List):

HCC-HBA-CC-ZZ-DR-A-218350 External Wall Bay Studies - CC -North Wing - East Elevation ~~P1~~ P8
HCC-HBA-CC-ZZ-DR-A-218351 External Wall Bay Studies - CC -North Wing - West Elevation ~~P1~~ P7
HCC-HBA-CC-ZZ-DR-A-218352 External Wall Bay Studies - CC -South Elevation ~~P1~~ P7
HCC-HBA-CC-ZZ-DR-A-218353 External Wall Bay Studies - CC -West Wing - South Elevations ~~P1~~ P6
HCC-HBA-CC-ZZ-DR-A-218354 External Wall Bay Studies - CC -L03 - East & West Elevations ~~P1~~ P6
HCC-HBA-CC-ZZ-DR-A-218355 External Wall Bay Studies - CC - North Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218356 External Wall Bay Studies - CC - Stair Core - West Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218357 External Wall Bay Studies - CC - South Wing - East Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218358 External Wall Bay Studies - CC - South Wing – West Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218359 External Wall Bay Studies - CC - West Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218360 External Wall Bay Studies - CC - West Wing - West Elevation P5;

Documents:

Energy Statement-~~April 2023~~ September 2023, Rev P03;
Thermal Comfort Report -~~April 2023~~ September 2023, Rev P01;
Carbon Emission Reporting Spreadsheet;
BRUKL reports for New Annexe Stage 3+ (Lean, Green, Clean);
BRUKL reports for Civic Centre Stage 3+ (Baseline, Lean, Green, Clean);
Comments provided by Hawkins/Brown and Buro Happold in response to the LBH Carbon Management Response issued on 18th August 2023 (dated 4 September 2023).

Condition 5 (Site Levels) is amended to read:

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~~.

Condition 13 (Living Roofs) is amended to read:

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;
ix) Analysis on which remaining roof spaces can be used as blue roofs, living roofs and/or incorporate low-albedo materials/finishes to reduce the surface temperatures; including justification why these are not being delivered.

(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.

Condition 14 (Energy Strategy) shall read:

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 that will comply with the GLA Energy Assessment Guidance.

This strategy should deliver a minimum site-wide carbon emission reduction of 53% from a Building Regulations 2021 Part L compliant building. The revised strategy shall include but is not limited to:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy for both the Civic Centre and new build Annexe buildings;
- A minimum 141.7 kWp solar photovoltaic array and how the energy will be used on-site before exporting to the grid, demonstrating how roof space has been maximised;
- Evidenced effort to reduce the Energy Use Intensity and Space Heating Demand to the GLA targets, limiting the Civic Centre heating demand to a maximum of 35 kWh/m2/year;
- Detailed BRUKL calculations, demonstrating how it will aim to exceed the 15% improvement on Building Regulations under Be Lean;
- Re-do the Be Clean and Green calculations to comply with the GLA Energy Assessment Guidance;
- Calculations showing how thermal bridging will be reduced in the new build;
- Confirmation of the heating and ventilation strategies and how their efficiencies have been maximised;
- Specification and location of the proposed air source heat pump, water source heat pump, and hot water storage, their seasonal coefficient of performance, seasonal performance factor for heating, seasonal energy efficiency ratio for cooling, with plans showing the pipework and layout, demonstrating how pipework heat losses have been reduced and cooling requirements are taken from the coolest place;
- Details of a zonal-based strategy that allows occupants to work at different comfort temperatures.

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.

Condition 15 (Retrofit Strategy and Monitoring) shall read:

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. This shall include but is not limited to:

- Analysis of effectiveness and impacts of vapour control layer and any alternative options;
- Submission of all thermal bridging junctions with plans showing how these are most optimally reduced;
- Dew point analysis of all thermal bridging junctions, and a strategy to mitigate any condensation risk and reduce the thermal bridging;
- Provide details of technical specification of insulation materials (prioritising natural, breathable materials where possible);
- Plans and sections should what elements will be thermally improved, thickness and where;
- Confirmation of air tightness delivery strategy;
- The proposed ventilation strategy (including how indoor air quality will be dealt with);
- Monitoring, management and mitigation plan for all potential points within the building that may be impacted by damp, condensation or mould, including the locations of all points;
- Installation strategy that delivers quality assurance of thermal performance through the installation process and effected rooms of the moisture mitigation strategy and monitoring points installation;

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, and conserve the historic significance of Haringey's historic assets and historic environments in line with Policies SP11 and SP12.

Condition 16 (Future DEN Connection) shall read:

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 on plans and connections from the plant room to the edge of the site. This shall not be limited to:

    - 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.);
    - 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;
- 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, SI3, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM22 of the Development Management Development Plan Document 2017. ~~Policy SP4 and DM22~~.

Condition 17 (Overheating) shall read:

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, starting with a baseline scenario without active measures, then incorporating mitigation measures in line with the Cooling Hierarchy and prioritising external blinds/shutters over internal blinds, and 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), Policy SP4 of Haringey's Local

Plan Strategic Policies 2017 and Policy DM22 of the Development Management Development Plan Document 2017.~~Policies SP4 and DM21 of the Local Plan.~~

Condition 18 (BREEAM) shall read:

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"~~ "Outstanding" 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, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document 2017. ~~and Local Plan Policy SP4 and DM21.~~

Additional Condition 33 (Energy Monitoring):

33 (a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.

(b) Prior to the development being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance. A public display board shall also be installed in a prominent place to demonstrate to visitors and staff members how much energy has been generated and used on site.

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

(d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energymonitoring-guidance).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Additional Condition 34 (Sustainability Review):

34. Prior to the occupation of the development hereby approved, an assessment shall be submitted to and approved in writing by the Local planning Authority, which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

a. explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;
b. explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
c. calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the

Development has not been constructed and completed in accordance with the Energy Plan;

d. provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and

e. such other information reasonably requested by the Council.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document 2017. and Local Plan Policy SP4 and DM22.

Additional Condition 35 (Climate Change Adaptation).

35. Prior to the commencement of above ground works, annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts shall be submitted and approved in writing by the Local Planning Authority.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, and SI7 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Additional Condition 36 (Whole Life Carbon) and will read:

36. Prior to above ground construction of the new build, a Whole Life Carbon Assessment will be submitted demonstrating how the whole life cycle carbon emissions within the development have been minimised.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

Additional Condition 37 (Inclusive Facilities).

37. Notwithstanding the drawings hereby approved and prior to the first occupation of the development, a statement and associated floor plans shall be submitted to and approved by the Local Planning Authority detailing how the development will ensure appropriate and reasonable provision of accessible facilities for all and details not limited to provision of wheelchair accessible facilities; baby changing facilities; suitable provision of specific male, female and gender neutral facilities; and any other relevant requirements of the Equalities Act 2010, or as subsequently amended. Such provision shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development remains inclusive for all in accordance with Policy GG1 of the London Plan 2021 and the Equalities Act 2010.

Additional Condition 38 (Trinity Building Glazing).

38. Notwithstanding the approved drawings hereby approved, details of a scheme for minimising overlooking (including openable mechanism and any obscure glazing) of the second floor windows of the southern elevation of the approved Trinity Building shall be submitted to and approved by the Local Planning Authority and shall be retained as such thereafter.

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

Additional Condition for the Listed Building Application - HGY/2023/1044

Additional Condition 16 (External and Internal; Finishes, Materials, Fixtures and Furniture)

Prior to installation of any new internal and external finishes, materials, fixtures and furniture to the listed Civic Centre and new link buildings, a schedule of drawings and material specification, method of fixing and material samples of the proposed finishes, and furniture shall be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England before these are installed.

If any unforeseen discoveries or new information about the condition of the building where the internal and external finishes, materials, fixtures and furniture are to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The internal and external finishes, materials, fixtures and furniture shall be installed in accordance with such approved details and maintained as such thereafter

REASON: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

6. The additional Heads of Terms:

Head of Terms number 6 should be amended as follows:

a. An amended energy statement is to be provided before building works commence of the development;
b. Provision of a contribution to offset the carbon emissions of the development where not met on site against the zero-carbon target;
c. Estimate of the carbon offset figure is ~~£98,325~~ £89,204 (+ 10% management fee) for the whole development which is to be reviewed once the amended energy statement has been reviewed

7. Addition to Appendix 4 'Internal and External Consultee representations Civic Centre':

Stakeholder	Comment	Response
Carbon Management	**Carbon Management Response 08/09/2023** In preparing this consultation response, we have reviewed: • Energy Statement prepared by Buro Happold (dated 4 September 2023, Rev P03) • Thermal Comfort Report prepared by Buro Happold (dated 3 September 2023, Rev P01) • Additional Architectural Information following LBH Carbon Management Response (dated 4 September 2023) • Comments provided by Hawkins/Brown and Buro Happold in response to the LBH Carbon Management Response issued on 18th August 2023 (dated 4 September 2023) • Carbon Emission Reporting Spreadsheet • BRUKL reports for New Annexe Stage 3+ (Lean, Green, Clean) • BRUKL reports for Civic Centre Stage 3+ (Baseline, Lean, Green, Clean) **Summary** The submitted information partly addresses the issues raised above. Further information is recommended to be secured through planning conditions. Some of the key updates or additional information have been included in this response. **Energy Strategy** Revised carbon reduction tables are included below. These have been tweaked following some changes in the Energy Strategy. Not all changes have been noted or justified. For example, the higher space heating demand of 53 kWh/m2/year (compared to the previous 35 kWh/m2/year) for the Civic Centre is unexplained. The recommended planning condition requires a resubmission of the strategy to ensure all	Noted and incorporated into conditions

information can be assessed prior to commencement.

Site-wide (SAP10.2 emission factors)			
	Total regulated emissions (Tonnes CO_2 / year)	**CO_2 savings (Tonnes CO_2 / year)**	**Percentage savings (%)**
Part L 2021 baseline	66.5		
Be Lean	50.9	15.6	23%
Be Clean	47.2	3.6	5%
Be Green	31.3	15.9	24%
Cumulative savings		35.1	53%
Carbon shortfall to offset (tCO_2)	31.3		
Carbon offset contribution (to be confirmed)	£95 x 30 years x 31.3 tCO_2/year = **£89,204 (indicative)** + 10% monitoring fee of £8,920 Total contribution of £108,157		

Existing building

The Facade Engineering Condensation Analysis Summary Note (Issue P01, dated 19th July) shows that the dew moisture point is found in the joints of the walls and the flooring. This is hidden within the brickwork and once completed it would not be visible due to the insulation and general wall coverings. It will not be easy to identify if the joints are being corroded by this additional moisture which may impact on the structural integrity of the building.

The recommended planning conditions will allow for further analysis and assessment prior to commencement to determine whether the proposal maximises energy efficiency in a sustainable way, is retrofitted responsibly with appropriate construction techniques to deliver the improved

	fabric performance for occupants and mitigate adverse impacts. **Overheating** The revised report includes additional information, including how the development follows the Cooling Hierarchy. This strategy is now more comprehensive and is acceptable at this stage in principle. It is recommended that the strategy is resubmitted once the detailed design stage is being progressed. **Planning Conditions** The following conditions are strongly recommended to ensure this scheme can comply with the planning policy framework. Any additional text from the published list of conditions is underlined; removed text is struck through. **Living Roofs** 1. (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; ix) Analysis on which remaining roof spaces can be used as blue roofs, living roofs and/or incorporate low-albedo materials/finishes to reduce the surface temperatures; including justification why these are not being delivered. (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**	

	2. 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 that will comply with the GLA Energy Assessment Guidance. This strategy should deliver a minimum site-wide carbon emission reduction of 53% from a Building Regulations 2021 Part L compliant building. The revised strategy shall include but is not limited to: - Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy for both the Civic Centre and new build Annexe buildings; - A minimum 141.7 kWp solar photovoltaic array and how the energy will be used on-site before exporting to the grid, demonstrating how roof space has been maximised; - Evidenced effort to reduce the Energy Use Intensity and Space Heating Demand to the GLA targets, limiting the Civic Centre heating demand to a maximum of 35 kWh/m2/year; - Detailed BRUKL calculations, demonstrating how it will aim to exceed the 15% improvement on Building Regulations under Be Lean; - Re-do the Be Clean and Green calculations to comply with the GLA Energy Assessment Guidance; - Calculations showing how thermal bridging will be reduced in the new build; - Confirmation of the heating and ventilation strategies and how their efficiencies have been maximised; - Specification and location of the proposed air source heat pump, water source heat pump, and hot water storage, their seasonal coefficient of performance, seasonal performance factor for heating, seasonal energy efficiency ratio for cooling, with plans showing the pipework and layout, demonstrating how pipework heat losses have been reduced and cooling requirements are taken from the coolest place; - Details of a zonal-based strategy that allows occupants to work at different comfort temperatures. 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** 3. 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. This shall include but is not limited to: - Analysis of effectiveness and impacts of vapour control layer and any alternative options; - Submission of all thermal bridging junctions with plans showing how these are most optimally reduced; - Dew point analysis of all thermal bridging junctions, and a strategy to mitigate any condensation risk and reduce the thermal bridging; - Provide details of technical specification of insulation materials (prioritising natural, breathable materials where possible); - Plans and sections should what elements will be thermally improved, thickness and where; - Confirmation of air tightness delivery strategy; - The proposed ventilation strategy (including how indoor air quality will be dealt with); - Monitoring, management and mitigation plan for all potential points within the building that may be impacted by damp, condensation or mould, including the locations of all points; - Installation strategy that delivers quality assurance of thermal performance through the installation process and effected rooms of the moisture mitigation strategy and monitoring points installation; 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, and conserve the historic significance of Haringey's historic assets and historic environments in line with Policies SP11 and SP12..	

Future DEN Connection

4. 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 on plans and connections from the plant room to the edge of the site. This shall not be limited to:

    - 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.);
    - 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;
    - 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, SI3, and Local Plan Policy SP4 and DM22. **Overheating** 5. (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, starting with a baseline scenario without active measures, then incorporating mitigation measures in line with the Cooling Hierarchy and prioritising external blinds/shutters over internal blinds, and 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** 6. (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" "Outstanding" 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** 7. 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. **Sustainability Review** 8. Prior to the occupation of the relevant building, an assessment should be provided to be approved in writing by the Council which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which: f. explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met; g. explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies; h. calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan; i. provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and j. such other information reasonably requested by the Council. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.	

	Be Seen Energy Monitoring [this is required in the absence of a S106 agreement] (a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building. (b) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance. (c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement. (d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting	

		webform (https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energymonitoring-guidance).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable. REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance. **Climate Change Adaptation** Prior to the commencement of above ground works, submit annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts. Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, and SI7, and Local Plan (2017) Policies SP4 and DM21. **Whole Life Carbon** Prior to above ground construction of the new build, a Whole Life Carbon Assessment will be submitted demonstrating how the whole life cycle carbon emissions within the development have been minimised. Reason: In the interests of sustainable development and to maximise on-site carbon	

	dioxide savings in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.	
Conservation Officer	**Condition: External and Internal; Finishes, Materials, Fixtures and Furniture** Prior to installation of any new internal and external finishes, materials, fixtures and furniture to the listed Civic Centre and new link buildings, a schedule of drawings and material specification, method of fixing and material samples of the proposed finishes, and furniture shall be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England before these are installed. If any unforeseen discoveries or new information about the condition of the building where the internal and external finishes, materials, fixtures and furniture are to be installed arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works. If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England. The internal and external finishes, materials, fixtures and furniture shall be installed in accordance with such approved details and maintained as such thereafter REASON: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.	Noted and included