

Appendix 1 - Schedule of Conditions for Plot 3

These conditions are intended to appear under section D 'Plot 3' of the amended decision notice but are separated here for clarity.

Consented Drawings

D1 The development of Plot 3 shall be constructed in accordance with the plans listed under "Plot 3" in Condition A4.

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

Construction Environmental Management Plan

D2 The construction of the Plot 3 development above podium (and excluding any temporary landscaping proposals) shall not commence until a CEMP in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved Plan.

Reason: To protect the environment and amenities of the locality.

Air Quality and Dust Management Plan

D3 The construction of the Plot 3 development above ground level (and excluding any temporary landscaping proposals) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved Plan.

Reason: To protect the environment and amenities of the locality.

Construction Waste Management Plan

D4 The construction of the Plot 3 development above ground level (and excluding any temporary landscaping proposals) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved Plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

Construction Hours

D5 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.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM21 of the Haringey Development Management Plan DPD July 2017.

Piling Method Statement

D6 No piling shall take place during the construction phase of the Plot 3 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer.

Temporary Site hoarding

D7 Prior to occupation of the Plot 3 development a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the Plot 3 development.

Reason: To protect the environment and amenities of the locality.

CCTV

D8 Prior to the first occupation of the Plot 3 development a CCTV scheme for the Plot 3 development shall be submitted to and approved by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To protect public safety and the amenities of neighbouring residents.

Lighting

D9 Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighbouring residents.

Waste and refuse

D10 A waste and refuse strategy for the Plot 3 development to be submitted and approved by the Council prior to occupation of the Plot 3 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM1 of the Haringey Development Management Plan DPD July 2017 and Policy SI7 of the London Plan 2021.

Energy Centre Flues

D11 Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 3 development shall be submitted and approved by the Council before installation of the flues on Plot 3.

Reason: To protect local air quality consistent with Policy SI1 of the London Plan.

Landscape Management

D12 Within 1 year of commencing above podium level works of the Plot 3 development the applicant shall submit a landscape maintenance scheme for Plot 3 for approval by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D8 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017.

Hours of Operation of Rooftop Facilities

D13 No external rooftop facilities in the Plot 3 development shall be in use between 24:00 – 07:00 hours any day of the week.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy DM1 of the DPD July 2017.

Contamination

D14 Prior to the commencement of development of sub structure works on Plot 3:

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. 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.

b. 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. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information

obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

Contamination Remediation

D15 Where remediation of contamination on the Plot 3 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 Plot 3 development is occupied.

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

Telecommunications

D16 Prior to construction of the Hotel super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be carried out in accordance with the approved scheme.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

Cooling Demand

D17 Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 3 shall be submitted and approved by the Council prior to the commencement of any work above podium on Plot 3.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

Parking Management Plan

D18 Prior to the first occupation of Plot 3 a Car Parking Design and Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP shall include details of the following:

- i. Location and design of hotel and residential car parking spaces.
- ii. Location and design of any visitor car parking spaces.
- iii. Provision of Electric Vehicle Charging Points (direct provision for 20% of spaces, with passive provision for the remaining 80%).
- iv. Allocation, management and enforcement of residential car parking spaces (prioritising wheelchair users, then other disabled people, then families with children then others as part of a dynamic strategy to prioritise use and minimise redundancy of spaces).

v. All car parking spaces shall be leased and not sold outright.

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

Cycle storage

D19 (a) Prior to the occupation of Plot 3 details of cycle parking (for at least 114 cycles) and staff changing area for the hotel use 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.

Hard and Soft Landscaping

D20 (a) The hard and soft landscaping details of external areas and amenity areas shall be submitted to and approved by the Local Planning Authority before development of Plot 3 commences above ground floor slab level:

- i) Hard surfacing materials;
- ii) Wind mitigation measures;
- iii) Children's play areas and equipment;
- iv) Boundary treatments;
- v) Any relevant SuDs features;
- vi) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
- vii) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signage strategy etc.);
- viii) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- ix) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- x) Implementation programme.

(b) The 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 residential amenity, wind and microclimate issues are mitigated, children's play opportunities, biodiversity enhancement and boundary treatments.

Wind Mitigation

D21 Within 12 months of commencement of the superstructure of the building, a further wind mitigation study (which shall for the avoidance of doubt review the mitigation measures presented within the Environmental Statement Addendum and the Environmental Statement Addendum Supplementary Note) shall be submitted to the Local Planning Authority for approval. This will be limited to the hotel and the immediate vicinity.

Any mitigation measures that may be identified within the study shall be implemented prior to the occupation of any part of the development (or another timescale that may be agreed with the Local Planning Authority in writing) and in accordance with the approved details. The study should verify that there will not be any adverse impacts on pedestrian comfort or safety arising from wind. will be undertaken to identify requirements for and verify the effectiveness of additional temporary wind mitigation measures within the hotel and the immediate vicinity.

Reason: To ensure that the Local Planning Authority is satisfied as to the details of the development.

Fire statement

D22 The Development must be carried out in accordance with the provisions of the Gateway One fire Form Update R03 Fire Statement update (LO23024 R04) prepared by OFR Consultants on 25 October 2023 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

Accessible housing

D23 The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as follows unless otherwise agreed in writing with the Local Planning Authority.

i. Those specified within the schedule of accommodation as 'wheelchair user dwellings' in Figure 96 of document Design and Access Statement Addendum update, November 2023 – Revision 01 shall meet Approved Document M M4(3) (2b) ('wheelchair user dwellings'), unless otherwise agreed in writing by the local planning authority.

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

Reason: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

Secured By Design

D24 (a) Within 12 months of the commencement of the superstructure of Plot 3, details of the measures to be incorporated into the development demonstrating how the principles and practices of the current 'Secured by Design' schemes have been included within the design and build shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details and maintained to the 'Secure by Design' standards thereafter.

(b) Prior to the first occupation, or use of an individual building, Residential and/or Commercial within the development, a letter from Metropolitan Police Designing Out Crime Office stating that appropriate SBD measures of compliance for the occupied or used section have been met, will be required.

(c) On full completion of the development hereby permitted, including landscaping, external materials and other works incidental to the proposed development the full SBD certificate will be required. Reason: In the interest of creating safer and sustainable communities.

Reason: To ensure safe and secure development and reduce crime.

Noise Attenuation – Dwellings

D25 (a) The dwellings hereby approved shall not be occupied until such time as full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the dwellings to which they relate have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

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

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Non-Road Mobile Machinery 1

D26 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

Non-Road Mobile Machinery 2

D27 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

Energy Strategy

D28 The development hereby approved shall be constructed in accordance with the Sustainability and Energy Strategy Addendum (Revision P04), prepared by Buro Happold delivering a minimum site-wide 47% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP2012 emission factors, high fabric efficiencies, connection to the Decentralised Energy Network, and solar photovoltaic (PV) energy generation.

The final agreed energy strategy shall be installed and brought into operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter for the lifetime of the development.

(a) Prior to the commencement of works above ground floor slab level for the Printworks Building, an updated Energy Strategy shall be submitted to the Local Planning Authority for its written approval. This shall include:

i. Confirmation of the overall % reduction in line with the Energy Hierarchy;

- ii. Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction (residential) and minimum 19% (non-residential) in SAP2012 carbon factors, including details to reduce thermal bridging;
- iii. Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid or semi-rigid MVHR ducting;
- iv. Maximum possible solar energy to be generated on the roof, with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).
- v. Detailed design of the heat network within the blocks and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detailed calculation of distribution losses (based on pipe routes and lengths, pipe sizes, taking account of F&R temperatures and diversification and insulation) to calculate total heat loss from the system expressed in W/dwelling and should demonstrate losses have been minimised;
- vi. A strategy for the supply of heat to buildings occupied before the site-wide energy centre is available;
- vii. Further detail of how the developer will ensure the performance of the system will be safeguarded through later stages of design, construction and commissioning including provision of key information on system performance required by CoP1.
- viii. A metering strategy.

(b) Within six months of first occupation of any dwellings, evidence shall be submitted in writing to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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

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.

PV arrays

- D29
- a) Confirmation of the coverage and siting of PV panels;
 - b) The installed PV Arrays shall be maintained in good working order and cleaned at least annually.

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

BREEAM Outcome

- D30
- a) Prior to commencement of the approved development, a design stage accreditation certificate for that phase must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM of at least "Very Good" outcome (or equivalent) for non-residential use within that phase.

(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 of any non-residential use within each relevant Phase, a post-construction certificate issued by the Building Research Establishment (or equivalent) for each non-residential use in that phase must be submitted to 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.

Telecommunications Equipment

D31 The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

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

Informatives:

1. Approved conditions: The condition was included in the original hybrid permission for HGY/2015/3000 but has since been discharged. See Schedule 2 of this decision notice for full details of the conditions that have been approved.
2. 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.
3. Community Infrastructure Levy: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. The CIL payments will be chargeable in accordance with the CIL regulations which includes having regard to the charging schedules at the time of original approval and the new charging schedules with increased rates which has taken effect since the original

approval. Based on the information given on the plans, the Mayoral CIL would be £547,900.40, (in addition to the £853,202.53 for the original permission) and the Haringey CIL charge would be £391,808.34 (in addition to the £67,951.38 for the original permission).

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

4. Numbering New Development: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.
5. 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.
6. 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.
7. Environment Agency permits: The Environmental Permitting (England and Wales) Regulations 2016 require a Flood Risk Activity Permit to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.
8. Metropolitan Police: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) through each stage of the design and build in order to provide the relevant support submissions and achieve a SBD accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.
9. Piling Method Statement Contact Details: Contact Thames Water <https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk
10. Minimum Water Pressure: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the

point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

11. Paid Garden Waste Collection Services: Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection
12. Sprinkler Installation: The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers and can reduce the risk to life.
13. 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.
14. 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.