

APPENDIX 1- CONDITIONS/INFORMATIVES

CONDITIONS

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.

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

Drawings

1. 1544-01 Site Location Plan
2. 1544-02F Site Plan as Existing and as Proposed
3. 1544-03D First Floor Site Plan as Proposed
4. 1544-04 Existing
5. 1544-05F Floor Plans as Proposed
6. 1544-06E Floor Plans as Proposed
7. 1544-07F Elevations as Proposed
8. 1544-08D Sections as Proposed
9. 1544-09 Fire Strategy
10. 1544-10D CGI
11. 1544-11D CGI
12. 1544-12C Details as Proposed
13. 1544-13 Details as Proposed
14. 1544-14B Commercial Unit Configuration

Documents

1. 1544-Design and Access Statement Rev.
2. 1544-Planning Statement
3. 1544-Class E Use Justification
4. 1544-Comments to Third Party Representations
5. 1544-Community Engagement Report
6. 1544-Heritage Statement
7. 1544-Air Quality Assessment
8. 1544-Basemnet impact Assessment
9. 1544-Flood Risk Assessment
10. 1544-PEA and PRA
11. 1544-BNG Part 1 and 2
12. 1544-BNG Metric
13. 1544-Contaminated Land Assessment

14. 1544-Local Search Contamination
15. 1544-Asbestos Survey
16. 1544-Daylight and Sunlight Assessment
17. 1544-Noise Impact Assessment
18. 1544-Energy and Sustainability Assessment Rev.3
19. 1544-Be Seen Spreadsheet Rev.1
20. 1544-BREEAM Pre-Assessment
21. 1544-GLA Carbon Emissions Reporting Spreadsheet Rev.2
22. TM54 Assessment Rev.1
23. 1544-Sustainable Drainage Assessment
24. 1544-SuDS Proforma
25. 1544-Fire Statement
26. 1544-Crime Prevention Statement Rev.A
27. 1544-Transport Statement
28. 1544-Outline Construction Logistics Plan
29. 1544-Outline Travel Plan
30. 1544-QRP Comments Response
31. 1544-Viability Report
32. 1544-Viability Report Addendum

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

Detailed Drawings and External Materials

- 3 Prior to the commencement of building works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Details of windows and doors
- d) Details of residential, commercial and service entrances (The residential entrance design should be detailed further with considerations for materiality and texture in the external and internal spaces
- e) Details and locations of rain water pipes; and
- f) Details of balconies, showing the drainage and soffit details, privacy screens and balustrading
- g) Details of decorative brickwork (scale of 1:10 or 1:5)
- h) Details of green wall
- i) Detailed design of the shopfront given its flexible Class E use

Shall be submitted to, and approved in writing by, the Local Planning Authority. A sample panel of brickwork which demonstrates the proposed bricks, mortar, pointing and parapet, decorative brickwork, sample of setback material at roof level and parapet, shall be made available to be viewed on site, window, soffit, balustrades, external rainwater pipes and goods, sun shading elements, shall also be provided. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to safeguard and enhance the visual amenities of the locality and to comply with Policy D4 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Boundary Treatments

- 4 Prior to occupation of the development hereby permitted details of exact finishing materials to the boundary treatments and site access controls shall be submitted to, and approved in writing, by the Local Planning Authority. Once approved the details shall be provided as agreed prior to occupation, and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments and to comply with Policy D4 of the London Plan 2021 and Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

Hard and Soft Landscaping

- 5 Prior to the commencement of the development hereby permitted above slab level full details of both hard and soft landscape works 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:

- a) Proposed finished levels or contours;
- b) Means of enclosure including gates and boundary fencing;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- e) 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:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- i) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- j) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is

sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and to comply with Policies D4 and G5 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Site Levels

- 6 No development shall commence until details of all existing and proposed levels on the site in relation to the adjoining properties have been submitted to, and approved in writing by, the Local Planning Authority. The shopfront of the new build shall align with the shop front of the adjoining building to the north. Also, the brick parapet of the new structure shall be level with the ridge line of the adjoining building to the north. 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 and to comply with Policy D4 of the London Plan 2021, Policy SP 11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

External Lighting

- 7 Prior to occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Metropolitan Police. The agreed lighting scheme shall be installed as approved prior to occupation of the development and retained as such thereafter for the lifetime of the development.

Reason: In order to ensure the design quality of the development and also to safeguard residential amenity and to comply with Policies D4 and D11 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Secure by Design Accreditation

- 8 Prior to the commencement of above ground works to each building or part of a building hereby permitted, 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.

Accreditation must be achievable according to current and relevant Secured by design guidelines at the time of above grade works of the building within the development.

The development shall only be carried out in accordance with the approved details.

Reason: In order to ensure a safe and secure development and reduce crime and to comply with Policies D4 and D11 of the London Plan 2021, Policy SP11 of the of Local Plan 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Secure by Design Certificate

- 9 Prior to the occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and therefore all features are to be retained. This shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to ensure a safe and secure development and reduce crime and to comply with Policies D4 and D11 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 10 Prior to commencement of the development hereby permitted other than for investigative work:

a. Using the information already submitted in Phase 1 Contaminated Land Assessment with reference 79540R1, prepared by GeoSmart Information Ltd., 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.

b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

c. 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: In order to ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with

Unexpected Contamination

- 11 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. The remediation strategy shall be implemented as approved.

Reason: In order 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 and to comply with paragraph 109 of the National Planning Policy Framework and Policy DM27 of the Development Management Development Plan Document 2017.

Non-Road Mobile Machinery (NRMM)

- 12 a) Prior to the commencement of the development, evidence of site registration at <http://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 the construction phase of the development shall be submitted to, and approved by, the Local Planning Authority.
- b) Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM emissions shall be submitted to, and approved in writing by, the Local Planning Authority.
- c) During the course of the demolition, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: In order to protect local air quality and to comply with Policies D3 and SI1 of the London Plan 2021, DM23 of the Development Management Development Plan Document 2017 and the GLA NRMM LEZ.

Demolition/Construction Environmental Management Plan

- 13 a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst b. Development shall not commence (other than demolition) until a Construction Environmental

Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority

The following applies to both Parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;

- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

Reason: In order to safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with Policy SD1 and SI1 of the London Plan 2021 and Policy DM23 of the of the Development Management Development Plan Document 2017.

Considerate Constructors Scheme

- 14 Prior to the commencement of any works on the site the Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of any works. Registration shall be maintained throughout construction.

Reason: In order to protect the amenity of surrounding residents and to comply with Policy SI1 of the London Plan 2021 and Policy DM23 of the Development Management Development Plan Document 2017.

Arboricultural Impact Assessment

- 15 Prior to the commencement of any works on the site an Arboricultural Method Statement which has been drafted in accordance with Industry best practice specifying all the necessary measures to be implemented to ensure the nearby Lime and Pine trees being retained will be adequately protected shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of any works and the tree protection measures shall be maintained throughout construction.

Reason: In order to ensure the safety and wellbeing of the trees on the site throughout construction works that are to remain after building works are completed and to comply with Policy G7 of the London Plan 2021 and Policy SP13 of the Local Plan 2017.

Delivery and Servicing Plan and Waste Management Plan

- 16 A final Delivery and Servicing Plan (DSP) shall have been submitted to, and approved in writing by, the Local Planning Authority 6 months prior to the development being occupied. The DSP must be in place prior to occupation/use of the development. The delivery and service plan must also include a waste management plan which includes details of how refuse is to be collected from the development. The plan shall be prepared in line with the requirements of

the Council's waste management service which must ensure that all bins are within 10 metres carrying distance of a refuse truck on a waste collection day. It shall also demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

Details shall be provided on how deliveries can take place without impacting on the public highway, the document shall be produced in line with [TfL guidance](#). The final DSP must be reviewed annually in line with the travel plan for a period of 3 years, unless otherwise agreed, in writing in advance, by the Local Planning Authority, in consultation with the local highways authority.

Reason: In order to ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020.

Cycle Parking

- 17 Prior to occupation/use plans showing accessible, sheltered, and secure long stay cycle parking - 23 for the residential element of the proposal, and 1 for the commercial element, and secure short stay cycle parking – 2 for the residential element of the proposal and 1 for the commercial element shall have been submitted to, and approved in writing by, the Local Planning Authority. The design must be in line with the London Cycle Design Standard. The development shall not be occupied until the cycle parking has been provided; and it shall thereafter be retained for the lifetime of the development.

Reason: In order to ensure adequate cycle parking and to comply with Policy T5 of the London Plan 2021.

Car Parking Management Plan

- 18 No development shall commence until a car parking management plan, which must include details on the allocation and management of the on-street accessible car parking space. is submitted to and approved in writing by the Local Planning Authority; and thereafter the scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In order to manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers and to comply with Policy T6 of the London Plan 2021

Energy Statement

- 19 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Assessment rev 3 by EAL Consult (dated Feb 2025) delivering a minimum 82% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, communal air source heat pumps (ASHPs) and a minimum 11.16 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 24% reduction;
- Specification of the waste water heat recovery system, and the layout of the pipework;
- Details to reduce thermal bridging including the parapet and terrace junctions;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP centralised plant, interface units in flats, pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: 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) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays/air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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

Reason: In order to ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and to comply with Policy SI2 of the London Plan

Overheating Report

- 20 Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Energy and Sustainability Assessment rev 3 by EAL Consult (dated Feb 2025) and passive mitigation measures as a minimum should include brise soleils and retractable awnings in accordance with 1544/07 rev A Elevations as proposed by CG Architects (dated Mar 2024).

This report shall include:

- Revised and further modelling of units modelled based on CIBSE TM52 and TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile with openable and closed window scenarios;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures by following the Cooling Hierarchy;
- Modelling of mitigation measures required to pass current and future weather files, clearly setting out how the proposed mechanical cooling demand will be reduced, **and** which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Details of the external brise soleils and retractable awnings in accordance with 1544/07 rev A Elevations as proposed by CG Architects (dated Mar 2024); drawings should include dimensions and specifications of the brise soleils and retractable awnings;
- Details of internal blinds to all habitable rooms, including the fixing mechanism, specification of the blinds, shading coefficient;
- Details of mechanical cooling for the residential and commercial units, including the active cooling demand on an area-weighted average in MJ/m² and MY/year, specifications and efficiency of the equipment.
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation, the development must be built in accordance with the overheating measures as approved in part (a) and retained thereafter for the lifetime of the development:

- Openable windows;
- External shading / brise soleil;
- Retractable awnings (for the commercial units);
- Fixed internal blinds with white backing;
- Window g-values of 0.5 or better;
- Mechanical ventilation (4ach) to bedroom windows facing Bedford Road;
- Background ventilation with acoustic vents to living rooms facing Bedford Road;
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

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, and to comply with Policy SI4 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Local Plan 2017.

Sustainability Strategy

- 21 Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: In order to ensure the development provides the maximum provision towards increasing the level of sustainability and to comply with Policies G6 and SI7 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policies DM21, DM25, and DM29 of the of the Development Management Development Plan Document 2017.

Living roofs and walls

- 22 (a) Prior to the above ground commencement of development, details of the living roofs and living wall must be submitted to and approved in writing by the Local Planning Authority. 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 and relevant floor plan identifying where the living roofs will be located; and a ground floor plan identifying where the living walls will be rooted in the ground;
 - 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 roofs, 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 root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs 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.
- (b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have 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 roofs have not been delivered to the approved standards, the applicant shall rectify

this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: In order 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 and to comply with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

Biodiversity Measures

- 23 (a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, 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. This assessment shall be based on the Biodiversity Net Gain Assessment by Arbtech (dated 11/04/24) achieving a net gain of 100% on site.

(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.

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

Reason: In order to ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change and to comply with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

BREEAM

- 24 a) Prior to commencement on site for the relevant non-residential unit, a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Excellent" outcome (or equivalent), aiming for "Outstanding". This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.
- b) Within 6 months of commencement on site, the Design Stage Accreditation Certificate must be submitted. The development 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, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved a BREEAM “Excellent” outcome (or equivalent), subject to certification by BRE.
 - d) Within 6 months of occupation, the Post-Construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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 and to comply with Policies SI2, SI3 and SI4 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the of the Development Management Development Plan Document 2017 .

Detailed Basement Impact Assessment

- 25 No development shall take place, including any works of demolition, until a detailed Basement Impact Assessment (BIA) that includes an assessment by a structural engineer with regards to the impact on adjacent building and an assessment on contamination has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved details shall be implemented.

Reason: In the interests of residential amenity and safety and to comply with Policy DM18 of the Development Management Development Plan Document 2017.

Piling (Thames Water)

- 26 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure and to comply with Policy SI 5 of the London Plan 2021 and Policy DM 29 of the Development Management Development Plan 2017.

Piling and Deep Foundations (Environment Agency)

- 27 Piling, deep foundations, or other intrusive groundworks (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the proposed development does not harm groundwater resources in line with the Environment Agency's approach to groundwater protection because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources and to comply with paragraph 180 of the National Planning Policy Framework.

Underground Strategic Water Main (Thames Water)

- 28 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure and to comply with Policy SI 5 of London Plan 2021.

Surface Water Drainage (LBH Flood and Water Management Lead)

- 29 No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- 1) As a part of the Discharge of condition application, we would require Full Calculation of the drainage system with Network Diagram cross referencing each drainage elements and also confirming a full range of rainfall data for each return period for 7 days 24 hours provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for

the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.

- 2) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge.
- 3) Any overland flows generated by the scheme to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter and to comply with Policy SI 13 of the London Plan 2021 and Policy DM 25 of the Development Management Development Plan 2017.

Management/Maintenance (LBH Flood and Water Management Lead)

- 30 Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system and to comply with Policy SI 12 of the London Plan 2021 and Policy DM24 of the Development Management Development Plan 2017.

Remediation Strategy and Verification Plan (Environment Agency)

- 31 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing, by the local planning authority. This strategy will include the following components:
1. A site investigation scheme, based on Preliminary Risk Assessment (PRA) contained in the document 'Phase 1 Contaminated Land

Assessment', dated February 2024, prepared by GeoSmart (ref: 79540.00.01R1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

- 2 The results of the site investigation and the detailed risk assessment referred to in site investigation and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3 A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (site investigation) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In order to ensure that the development does not contribute to, and is not put at, unacceptable risk from adversely affected unacceptable levels of water pollution and to comply with paragraphs 180 and 189 of the National Planning Policy Framework.

Verification Report (Environment Agency)

- 32 Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: In order to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete and to comply with paragraph 180 of the National Planning Policy Framework.

Satellite Dishes/TV antennae

- 33 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution, details of which shall have been submitted to, and agreed in writing by, the Local Planning Authority prior to the occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: In order to protect the visual amenity of the locality and to comply with Policies DM1 and DM3 of the Development Management Development Plan Document 2017.

Extract flues/fans

- 34 Prior to occupation of the development hereby permitted, details of any extract fans or flues required shall have been submitted to, and approved in writing by, by the Local Planning Authority. The development shall thereafter be implemented and retained in accordance with the approval.

Reason: In order to protect residential amenity and to comply with Policy DM23 of the Development Management Development Plan Document 2017.

Telecommunications Infrastructure

- 35 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (amendment) (No.2) Order 2016 - Development not permitted: small antennas installed, replaced or altered on a building which is not a dwellinghouse, no telecommunications apparatus shall be installed on the buildings hereby permitted without the prior written agreement of the Local Planning Authority.

Reason: In order to safeguard and control the visual appearance of the development and to comply with Policies DM1 and DM3 of the Development Management Development Plan Document 2017.

Fire safety

- 36 The development shall not be occupied/used unless it has been carried out in accordance with the fire statement submitted prepared by Nadim Choudhary dated 24/01/2024.

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

Noise from Plant/Equipment

- 37 Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises and vibration/structure borne noise derived from the use of any plant or equipment shall not cause nuisance within any residential unit or noise sensitive premises.

Reason: In order to protect residential amenity and to comply with Policies DM1 and DM23 of the Development Management Development Plan Document 2017.

Commercial Units – Noise Attenuation

- 38 (a) No development at ground floor slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the commercial spaces and residential homes have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr. (c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the residential homes directly above the commercial space and shall be maintained thereafter.

Reason: In order to ensure a satisfactory internal noise environment for future occupiers of the accommodation and to comply with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

Commercial units - Hours of operation

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

Reason: In order to protect residential amenity and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

Restriction to Use Class

- 40 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the commercial units shall be occupied by flexible Use Class E only and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

Reason: In order to restrict the use of the premises in the interest of the amenities of the area and to comply with with Policy DM1 of the of the Development Management Development Plan Document 2017.

Commercial Shopfront

- 41 All glazing of the commercial shopfront shall be clear and untinted with no application of vinyls/graphic so as not to obscure the glazing to the commercial shopfront.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017.

Shopfront advertising signs

- 42 This consent does not extend to any advertising signs, which shall be subject to a separate planning application and approval in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1984.

Reason: In order to ensure an appropriate location and nature of future signage and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

Air Quality Neutral

- 43 The development hereby approved shall not be occupied/used until it has achieved the Air Quality Neutral position, as set out in the hereby approved Air Quality Assessment prepared by Air Quality Consultants dated June 2024

Reason: In order to protect local air quality and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ.

Architect Retention

- 44 The applicant must ensure that the project architect (CG Architects) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017.

Wheelchair Accessible Dwellings

- 45 All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended), unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: In order to ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings and to comply with Policy D5 of the London Plan 2021 and Policy SP2 of the Local Plan 2017.

INFORMATIVES:

Positive and Proactive: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner

S106 Legal Agreement: The permission is subject to a 106 legal agreement as part of the decision notice

CIL: Based on the information given on the plans, the Mayoral CIL charge will be £77,274.83 (1087 sqm x £71.09) and the Haringey CIL charge will be £428,337.52 (988sqm x £433.54). These rates are based on the Annual CIL Rate Summary for 2025. This will be collected by Haringey after/should the scheme is/be 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 RICS CIL Index. An informative will be attached advising the applicant of this charge.

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.

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.

Naming and Numbering: The new development will require naming and numbering. The applicant should contact the Local Land Charges at

least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of suitable addresses.

Fire Brigade: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers.

Asbestos: Prior to demolition or any construction work of the 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.

Metropolitan Police Service Designing Out Crime: The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Thames Water – groundwater risk management: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water – 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.

Water Consumption: The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach. Reason: The site is in an area of serious water stress

requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

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