

Appendix 1: Conditions and Informatives

Conditions:

Approved Drawings

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials Samples

2. No development of any building in Phase 3 beyond the superstructure shall commence until all proposed external materials and elevational details for that building have been submitted to, and approved in writing by, the Local Planning Authority. These external materials and details shall include:
 - i) External facing materials and glazing, including sample boards of all cladding materials and finishes;
 - ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads, window cills and external shading;
 - iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
 - iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);

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

Reason: In the interest of visual amenity in accordance with London Plan Policies D3, D4 and D6, Local Plan Policy SP11 and Policy DM1 of the Development Management Development Plan.

Cycle storage delivery

3. No occupation of a relevant plot/building shall take place until long stay cycle parking for that relevant plot/building has been provided, in accordance with the approved plans. The cycle parking shall thereafter be retained for this use for the lifetime of the development.

Reason: To ensure sufficient cycle parking, including in accordance with London Plan Policy T5.

BREEAM (Commercial unit)

4. Prior to the fit out of the commercial unit in Block M, and in accordance with the submitted pre-assessment for the commercial unit, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to the Building Research Establishment (BRE) shall be submitted to the Local Planning Authority and approved in writing. This shall confirm that the development has achieved a BREEAM 'Excellent' outcome (or equivalent), subject to certification by BRE.

Within 6 months of occupation of the commercial unit, a post-construction certificate issued by the BRE shall be submitted to the Local Planning Authority for written approval, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating, a full schedule and costings of remedial works required to achieve this rating shall be submitted to the Local Planning Authority, for written approval within 2 months of the submission of the post construction certificate. Thereafter, the schedule of remedial works shall be implemented on site within 3 months of the Local Planning 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 (2017) Policies SP4 and DM21.

Layout of Commercial Unit

5. Prior to the first occupation of the commercial unit in Block M, a floor plan showing the commercial layout, with stores and areas for window display clearly annotated shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure that the commercial frontage remains active to maintain the design integrity and visual amenity of the development in accordance with London Plan Policies D3 and D4, Local Plan Policy SP11 and Policy DM1 and DM43 of the Development Management Development Plan.

Surface Water Drainage Scheme

6. Prior to commencement of development of Phase 3 hereby approved a detailed Surface Water Drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and shall clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr

storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The development shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter in accordance with London Plan Policies G5 and SI13 and Policy DM25 of the Development Management Development Plan.

Tree removal

7. Prior to the commencement of development of Phase 3 hereby approved an arboricultural report shall be submitted to, and approved in writing by the Local Planning Authority, to clarify the extent of impact on roots to the apple tree (T59) to determine the extent of previous damage and if this is required to be removed.

Reason: To ensure the visual amenity of the area and previous damage to the tree, in accordance with Policies DM1 and DM19 of the Development Management Development Plan.

Commercial shopfront glazing

8. 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.

Advertisement consent

9. 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.

Informatives:

Gateway 2 considerations

1. The applicant should be aware that further detail is required regarding the means of escape and a review of the existing hydrant condition, prior to the submission of Gateway 2.

Ventilation of refuse stores

2. The applicant should be aware that adequate ventilation and pest-proofing of the refuse stores will be required alongside suitable signage.

Partial approval of condition 72 (boundary wall)

3. The applicant should be aware that the approval of condition 72 is partial only and the schedule of construction will be required to be submitted prior to full approval/discharge of that condition.

Condition 74 (pipework)

4. The applicant should be aware that the details for Condition 72 (Pipework) have not been approved/discharged and this will be required for a further submission prior to commencement on site, as per the requirement of the approved hybrid permission.

CIL

5. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be:

Haringey CIL: £58.89 x 27,930sqm = £1,644,797.70

Mayoral CIL: £71.09 x 28,507 = £2,026,562.63

Total CIL: £3,671,360.33

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 construction costs index.

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 as published on-line.

Designing Out Crime

6. The applicant must seek the continual 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.