

Appendix 01 – Planning Conditions & Informatives

1. Time Limit (Compliance)

The development shall be begun within three years of the date of the permission.

REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Approved Plans and Documents (Compliance)

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

Planning drawings:

DW-RAU-02-XX_ZZ-DR-A-1000 P06: Proposed Site Plan Roof
C0165 L100 P13: Proposed Landscape Plan
DW-RAU-02-XX_ZZ-DR-A-1001 P04: Site Location Plan
DW-RAU-02-XX_ZZ-DR-A-1002 P04: Existing Site Plan
DW-RAU-02-XX_ZZ-DR-A-1003 P06: Existing Site Sections A, B, C
DW-RAU-02-XX_ZZ-DR-A-1004 P04: Existing Site Sections D, E
DW-RAU-02-XX_ZZ-DR-A-1009 P17: Proposed Site Plan
DW-RAU-02-XX_ZZ-DR-A-1010 P09: Proposed House Type A-Plot 1,2,3
DW-RAU-02-XX_ZZ-DR-A-1011 P08: Planning Drawings - Proposed House Type B – Mid Terrace - Plots 5 & 6
DW-RAU-02-XX_ZZ-DR-A-1012 P08: Proposed House Type B – End Terrace - Plot 4
DW-RAU-02-XX_ZZ-DR-A-1013 P08: Proposed House Type B – Side Entrance - Plot 7
DW-RAU-02-XX_ZZ-DR-A-1014 P08: Proposed House Type C - Mid Terrace - Plots 9, 10 & 11
DW-RAU-02-XX_ZZ-DR-A-1015 P08: Proposed House Type C - M4(3) Accessible Unit - Plot 8
DW-RAU-02-XX_ZZ-DR-A-1020 P09: Proposed Street Scenes 1 of 2
DW-RAU-02-XX_ZZ-DR-A-1021 P08: Proposed Street Scenes 2 of 2
DW-RAU-02-XX_ZZ-DR-A-1022 P09: Proposed Site Sections

Approved documents:

ARBORICULTURAL IMPACT ASSESSMENT & ARBORICULTURAL METHOD STATEMENT prepared by Patrick Stileman Dated 29 July 2025 DS04032401
Daylight and Sunlight Analysis by IN2 17.09.25 P03
Design & Access Statement by Reddy Architecture Rev H March 2025
Design & Access Statement Addendum by Reddy Architecture August 2025
Fire Safety Statement by Hoare Lea Rev. 03 01/08/2025
Landscape Design & Access Statement C0165 Rev 03
Noise Impact Assessment by MZA Acoustics Rev 03 July 2025

Road Safety Audit by Markides Associates April 2025
 Town Planning statement, prepared by Newmark August 2024
 Heritage Impact Assessment by KM Heritage July 2024
 Preliminary Ecological Appraisal by Greengage July 2024
 Biodiversity Net Gain Assessment by Greengage dated September 2025
 Transport Statement by Markides Associates P03 23 July 2024
 Energy Strategy by IN2 P00 L2315-IN2-ZZ-RP-Y0001_Energy Strategy P00 26 July 2024
 Air Quality Assessment J10/15411B/10-F1 by Logika 01 08 October 2024
 Overheating Analysis by IN2 P01 L2315-IN2-ZZ-RP-Y-0005 12-11-2024
 L2315-IN2-ZZ-RP-Y-0006_TM59 and Part O Analysis Energy Statement supp info
 Heritage Statement by KM Heritage July 2024
 Outline Construction Logistics Plan 24043-MA-RP-D-OCLP-01-P02
 Drainage and SUDS Strategy by Barrett Mahony 23727-BMC-XX-XX-RP-C-0001 17.07.24
 Whole Life Carbon Assessment P00 IN2 L2315-IN2-ZZ-RP-Y-0007
 Utilities Assessment by IN2 L2315-IN2-ZZ-ZZ-RPME-0003
 Sustainability Statement P00 by IN2 L2315-IN2-ZZ-RP-Y-0003
 Vertical Greening – Block C September 2025 Rev 01

REASON: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.

3. **Materials** (Prior to commencement of relevant part)

Prior to the commencement of the relevant part of the development hereby approved, details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples as appropriate, shall be submitted to, and approved in writing by, the Local Planning Authority.

Samples of brickworks, limestone and roof materials, and detailing of junctions between materials, especially around roof eaves and windows, valley gutters and downpipes, windows, roof cladding, glazing, timber shutters, and balustrades, shall be provided. A schedule of the exact product references for all materials shall be provided. A 1:1 wall mock-up, demonstrating the brick, mortar and bonding pattern(s), windows, roof, glazing, balustrade shall be provided, to be viewed on site by Council Design Officers. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Reason: In order to protect the character and appearance of the area and to protect the amenity of nearby residents in accordance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

4. **Design and detailing** (Prior to commencement of relevant part)

Prior to the commencement of the relevant part of the development hereby approved, detailed drawings, including sections at scale 1:20, to confirm detailing of

- a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale);
 - b) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents
 - c) Balustrades, wall sections, roof and all other relevant design features
- shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved and to comply with Policy HC1 of the London Plan 2021, Policies SP11 & SP12 of the Local Plan 2017 and Policies DM1, DM9 & DM12 of the Development Management Development Plan Document 2017.

5. Boundary treatment and access control (Pre-occupation)

Prior to occupation of the development hereby approved 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.

The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for its lifetime.

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 Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

6. Landscaping (Prior to commencement of relevant part)

Prior to the commencement of the relevant part of the development hereby approved full details of both hard and soft landscape works shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- g) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.)

The development shall not be occupied until the hard landscaping has been provided in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Soft landscape works shall include:

- h) Planting plans;
 - i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
 - j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
 - k) Implementation and management programmes.
- l) The soft landscaping scheme shall include detailed drawings of:
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.

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 Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

7. Biodiversity (Pre-commencement)

No development hereby permitted shall commence until a Biodiversity Net Gain Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Net Gain Plan shall ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development, using the DEFRA Biodiversity Metric 3.0 or any successor. The Biodiversity Net Gain Plan shall include 30-year objectives, management responsibilities, maintenance schedules, and a methodology to ensure the submission of monitoring reports, as well as the following:

- Baseline data collection and assessment of current conditions on site;
- A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- Details of the implementation measures and management of proposals;

- Details of the monitoring and auditing measures. The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter. Monitoring reports shall be submitted to, and approved in writing by, the Local Planning Authority at years 2, 5, 7, 10, 20 and 30 from commencement of development, unless otherwise stated in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

REASON: To ensure the development delivers a biodiversity net gain on site or through measures in line with Mitigation Hierarchy in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024.

8. Lighting (Pre occupation)

Prior to first 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 development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

9. Screening planting to be planted between 6 View Close and Terrace B (Pre-occupation)

Prior to first occupation of the development hereby approved, specific details of the planting schedule for the area between the rear of Terrace B and the boundary shared with no. 6 View Close, N6, shall be submitted to, and approved in writing by, the local planting authority. The soft landscaping in this area shall provide an effective means of screening to prevent loss of privacy between existing and future occupants.

Details of positioning, densities, heights and species of planting shall be provided.

The approved soft landscaping shall be planted so as to provide immediate effective privacy screening that prevents mutual overlooking between the occupants of no. 6 View Close and future occupants of Terrace B within the development.

The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the screen planting shall be maintained and retained as such for the lifetime of the development to effectively prevent mutual overlooking between these properties.

Reason: In the interests of maintaining satisfactory living conditions for existing neighbouring occupants, and future occupants of the proposed development, in

accordance with Policy DM1 of the Haringey Development Management Development Plan Document 2017.

10. Noise from building services plant and vents (Compliance)

Noise emitted by all building services plant shall not exceed the existing measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this condition, it shall be switched off and not used again until it is able to comply.

REASON - In order to protect the amenities of nearby residential occupiers and to comply with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

11. Secure by Design Accreditation (Pre-above ground works)

Prior to the commencement of above ground works of each building or part of a building, 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 groundworks of each building within the development. Each building shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Reason: To ensure safe and secure development and reduce crime, and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

12. Secured By Design Certification (Pre-occupation)

Prior to the first occupation of each building or part of a building or its use hereby approved, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

Reason: To ensure safe and secure development and reduce crime and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Haringey Development Management Development Plan Document 2017

13. Drainage and SUDS Strategy (Compliance)

The development shall not be occupied until it has been carried out in full accordance with the details contained in approved document 'Drainage and SUDS Strategy by

Barrett Mahony 23727-BMC-XX-XX-RP-C-0001. The development shall thereafter be maintained in accordance with these details for its lifetime.

Reason: In the interests of managing drainage and flood risk for the development, and to comply with Policies SI12 and SI13 of the London Plan 2021 and Policies DM24, DM25 and DM29 of the Haringey Development Management Development Plan Document 2017.

14. Piling Method Statement (Pre-commencement)

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 shall be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: In the interests of protecting the local underground sewerage utility infrastructure and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

15. Land contamination (Pre-commencement)

Before development hereby approved commences, other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be

submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with Policy DM27 of the Development Management Development Plan Document 2017/2017.

16. Unexpected contamination (If identified)

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.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 187 of the National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017

17. NRMM (pre-commencement)

- a. Prior to the commencement of the development hereby approved, 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 in writing 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 IIIA of EU Directive 97/68/EC for both NOx and PM emissions shall be submitted to, and approved in writing by, the Local Planning Authority.
- c. During the course of any demolition, site preparation and construction phase, 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: To protect local air quality and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ

18. Management and Control of Dust (Pre-commencement)

No development hereby approved shall be commenced until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of construction dust, has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in

accordance with the approved details thereafter.

Reasons: To protect air quality and to Comply with Policy SI1 of the London Plan 2021 and GLA SPG Dust and Emissions Control 2014.

19. Delivery, Servicing Plan and Waste Management Plan (Pre-occupation)

No development hereby approved shall be occupied until a Delivery and Servicing Plan (DSP) and Waste Management Plan have been submitted to, and approved in writing by, the Local Planning Authority.. The DSP and Waste Management Plan shall be in place prior to first occupation of the development. The Waste Management Plan shall include details of how refuse, included bulky items, is to be collected from the development, and 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 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 Delivery and Servicing Plan (DSP) and Waste Management Plan 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 Highway Authority.

REASON: 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.

20. Construction Logistics and Management Plan (Pre-commencement)

Six months prior to the commencement of development hereby approved a Construction Logistics and Management Plan for the development shall be submitted to the Local Planning Authority for its written approval. The plan shall include the following matters, but shall not be limited to information on:

- a) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway.
- b) The estimated number and type of vehicles per day/week.
- c) Estimates for the number and type of parking suspensions that will be required.
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.
- e) The undertaking of a highways condition survey before and after completion.
- f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard.
- g) The applicant will be required to contact LBH Highways to agree condition on surveys.

- h) Site logistics layout plan, including parking suspensions, turning movements, and closure of footways.
- i) Swept path drawings.

No development hereby approved shall commence until the submitted details have been approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with the details as approved.

Reason: to ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities and to comply with Policy T7 of the London Plan 2021.

21. Considerate Constructors (Compliance)

Prior to the commencement of development, the Contractor Company must register with the Considerate Constructors Scheme.

Reason: In order to protect the amenity of local residents and in the interests of reducing greenhouse gas emissions, in accordance with Policy SI2 of the London Plan 2021.

22. Energy strategy (Pre-occupation)

The development hereby approved shall not be occupied until it has been constructed in accordance with the Energy Statement prepared by IN2 (dated 26 July 2024) delivering a minimum 71% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, individual air source heat pumps (ASHPs) and a minimum 3.2 kWp per building solar photovoltaic (PV) array.

(a) Notwithstanding the approval of the Energy Statement, Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This shall 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 14% reduction;
- Details to reduce thermal bridging;
- 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 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); 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 in accordance with the details so approved prior to first occupation 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 development. Six months following the first occupation, 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: 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 2021, and Policy SP4 of the Local Plan and Policy DM22 of the Development Management Development Plan Document 2017

23. Overheating (Pre-above ground works)

Prior to commencement of development above ground, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Overheating analysis prepared by IN2 (dated 12 Nov 2024).

This report shall include:

- Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved maximising passive design measures in line with the Cooling Hierarchy under naturally ventilated criteria;
- Demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures.

- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- 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.

The development shall not be occupied until it has been built in accordance with the approved overheating measures and they must be retained thereafter for the lifetime of the development:

- Natural ventilation, with openable areas informed by the noise impact assessment.
- Glazing g-value of 0.42
- External shutters
- MVHR with air tempering
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the design of a dwelling is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

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 and Policy DM21 of the Development Management Development Plan Document 2017.

24. Urban Greening Factor (Compliance)

Every measure shall be taken to ensure that the development meets its **0.32** Urban Greening Factor (UGF) score identified within the planning application submission. Prior to completion of the construction work, an Urban Greening Factor analysis, with the anticipated end calculation for the scheme, shall be submitted to and approved in writing by the Local Planning Authority, demonstrating a target factor of at least **0.32** has been met through greening measures. If this is not achievable, demonstrable evidence shall be submitted to demonstrate how best endeavours have been made to reach the highest possible target.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change and to comply with Policies G1, G5, G6, SI1 and SI12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017

25. Water Butts (Pre-occupation)

No dwelling hereby approved shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to, and approved in writing by, the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall thereafter be retained for the lifetime of the development.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Policy SP5 of the Local Plan 2017 and Policies DM21, DM24 and DM25 of the Development Management Development Plan Document 2017

26. Arboricultural Method Statement (Compliance)

The development shall be constructed in accordance with the recommendations set out in the Arboricultural Method Statement dated 29th July 2025 prepared by Arboricultural Consultancy Patrick Stileman LTD which has been drafted in accordance with industry best practice and specifies all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed and to comply with Policy G7 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

27. Cycle Parking (Pre-occupation)

The development shall not be occupied until plans and details have been submitted to, and approved in writing by, the Local Planning Authority showing accessible, sheltered, and secure cycle parking for 22 long-stay and 2 short-stay for residents. The design must be in accordance with the London Cycle Design Standard. The development shall not be occupied until the approved details are implemented. These facilities shall thereafter be retained for the lifetime of the development.

Reason: In order to provide adequate cycle parking and to comply with Policy T5 of the London Plan 2021, and London Cycle Design Standards (LCDS).

28. Electric Vehicle Charging (Pre-occupation)

The development shall not be occupied until 11 active electric vehicle charging points (EVCP) have been installed and made active to serve the on-site parking spaces. The EVCPs shall remain active for the lifetime of the development.

Reason: In order to provide adequate EVCP facilities and to comply with Chapter 5 Transport & Parking and Policy T6.1 of the London Plan 2021

29. Accessible Parking Bays (Pre-commencement)

The development shall not be occupied until the 11 car parking spaces have been provided on site, including one accessible car parking space.

Reason: In order to ensure adequate car parking is available and to comply with Policies T6.1 Residential parking, T6.5 Non-residential disabled persons parking of the London Plan 2021, and the Department for Transport's Inclusive Mobility guidance.

30. Car Parking Management Plan (Pre-occupation)

The development shall not be occupied until a Car Parking Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include details on the allocation and management of the on-site car parking spaces, and the car parking shall remain connected to the development and shall not be leased or sold for the lifetime of the development. The accessible parking bay shall be allocated to the Part M4(3) Wheelchair User Dwelling.

Reason: In order to ensure adequate parking and to comply with Policies T6.1 and, T6.5 of the London Plan 2021.

31. Waste/recycling storage (Prior to commencement of relevant part)

Prior to commencement of the relevant part of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to, and approved in writing by, the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation, and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy D6 of the London Plan 2021 and Policy DM4 of the Development Management Development Plan Document 2017

32. Restriction to telecommunications apparatus (Restriction)

Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development and to comply with Policies DM1 and DM9 of the Development Management Development Plan Document 2017

33. Building Regs Part M (Compliance)

All homes shall be built to M4(2) of the Building Regulations 2013 (as amended) and at least 10% (one dwelling) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings and to comply with Policy D7 of the London Plan 2017 and Policy SP2 of the Local Plan 2017.

34. Removal of Permitted Development rights (Restriction)

Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no rear, side or roof extensions, front porches or means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations and to comply with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017

35. Water consumption

The residential units hereby approved shall be constructed to meet, as a minimum, the higher Building Regulation standard Part G for water consumption, limited to 105 litres per person per day using the fittings approach.

Reason: In the interests of water efficiency considerations, to mitigate the impacts of climate change, promote sustainability, and use natural resources prudently and to comply with the National Planning Policy Framework (NPPF) and Policy SI5 of the London Plan 2021.

Informatives:

- 1) Community Infrastructure Levy: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL would be £143,886.16 and (based on the current Haringey CIL charge rate for the Western Zone of £433.54 per square metre (with indexation) the Haringey CIL charge would be £877,484.96, giving a total of £1,021,371.12. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- 2) Hours of construction: 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.
- 3) 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.

- 4) 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 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) London Fire Brigade (sprinklers): 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.
- 7) 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-andrecycling/recycling/garden-waste-collection
- 8) Groundwater Risk Permit: 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. They would expect the developer to demonstrate what measures would be will undertaken to minimise groundwater discharges into the public sewer.
- 9) Mains Water Use for Construction: The applicant is advised that if there are plans to use mains water for construction purposes, it's important Thames Water is informed before starting to use it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/building water
- 10) 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) Discharge to Public Sewer: Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required Should you require further information please refer to our website.

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

- 13) Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ('1990 Act') is that planning permission granted in England is subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Haringey.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements. Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

14) Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased

development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.