

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. PA1004/MB/00/000 – Site & Block Plan
2. PA-100-MB-00-100 Rev. A (Proposed Ground Floor Plan)
3. PA-1004-MB-00-101 Rev. A (Proposed First Floor Plan)
4. PA-1004-MB-04-102 Rev. A (Proposed Second Floor Plan)
5. PA-1004-MB-00-103 Rev. A (Proposed Third Floor Plan)
6. PA-1004-MB-00-104 Rev. A (Proposed Roof Plan)
7. PA-1004-MB-04-200 Rev. A (Proposed West and South Elevations – Street scene)
8. PA-1004-MB-04-201 Rev. A (Proposed West Elevation – Building A)
9. PA-1004-MB-04-202 Rev. A (Proposed South Elevation-Building A)
10. PA-1004-MB-04-203 Rev. A (Proposed East Elevation – Building A)
11. PA-1004-MB-04-204 Rev. A (Proposed North Elevation-Building A)
12. PA-1004-MB-04-205 Rev. A (Proposed Elevations-Building B)
13. PA-1004-MB-04-206 Rev. A (Proposed Elevations-Building C)
14. PA-1004-MB-04-207 (Proposed Elevations – Building B & C)
15. PA-1004-MB-01-100 (Existing Ground Floor Plan)
16. PA-1004-MB-01-101 (Existing First Floor Plan)
17. PA-1004-MB-01-102 (Second Floor Plan)
18. PA-1001-MB-03-200 (Existing West and South Elevations -Street scene)
19. PA-1001-MB-03-201 (Existing West Elevations)
20. PA-1001-MB-03-202 (Existing South Elevations)
21. PA-1001-MB-03-203 (Existing East Elevations)
22. PA-1001-MB-03-204 (Existing North Elevations -Building A)
23. PA-1004-MB-06-300 (Proposed Section AA)
24. PA-1004-MB-06-301 (Proposed Section BB)
25. PA-1004-MB-06-302 (Proposed Section CC)
26. PA-1004-MB-Typical Unit Layout
27. 24247.101 (Urban Greening Factor Drawing)
28. Preliminary Landscape Proposal Concept – Version 3 - September 2025

Documents

1. PA-1004-MB-DAS_Excel House Part 1(Design and Access Statement)
2. PA-1004-MB-DAS_Excel House Part 3(Design and Access Statement)
3. Planning Statement dated 09/12/2024
4. Sustainability Statement (Job No:5958, Issue No.1, November 2024)
5. Air Quality Assessment Rev 1, December 2024 – prepared by Lucinda Pestana
6. TM59/TM52 Overheating Risk Analysis (Job No.6521, August 2025, Issue No.3)
7. Daylight and Sunlight Assessment (Job No:6010, Issue No.1, November 2024)
8. Energy Statement for Planning (Job No:5958, July 2025, Issue No.1)
9. Management Plan for Short Stay Accommodation document (Excel House)
10. Built Heritage Statement (794-PLN-HER-01136, November 2024)
11. Transport Statement prepared for Milan Babic Architects October 2024
12. Construction Management Plan prepared for Milan Babic Architects November 2024
13. Fire Statement November 2024

Reason: In order to avoid doubt and in the interests of proper 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 below:
 - a) Detailed elevational treatment.
 - b) Detailing of roof treatment with considerations for materiality and texture in the external and internal spaces
 - c) Details of windows and doors
 - d) Details of residential, commercial and service entrances (the residential entrance design shall be detailed further with considerations for materiality and texture in the external spaces)
 - e) Details and locations of rainwater pipes; and
 - g) Details of decorative brickwork (scale of 1:10 or 1:5)
 - h) Details of green wall
 - i) Detailed design of the shopfront

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 and retained as such for the lifetime of the development.

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.

Management Plan

- 4 a) Prior to first occupation of the temporary accommodation development, a management plan for the temporary accommodation shall be submitted to, and approved in writing by, the Local Planning Authority. This shall detail the following:

- management policies in place to ensure no anti-social behaviour occurs on site or in the local area
- Procedure for managing potentially challenging behaviour of residents;
- Site security and access arrangements
- Facility staffing arrangements;
- Refuse and Recycling Management arrangements;
- Restrictions on noise levels including amplified music;
- contact details of on-site managers to be publicly displayed
- complaints procedure and details of how this will be accessible to the local Public

The temporary accommodation shall thereafter be run in accordance with the approved management.

- b) 6 months after first occupation of the proposed facility, a revised management strategy shall be submitted to and approved by the Local Planning Authority. This shall list any complaints received by local residents and a list of actions that have/will be taken to address these

Reason: To avoid and mitigate potential adverse impacts upon the surrounding amenity including noise and disturbance and anti-social behaviour, and to secure crime prevention in the interests of maintaining a safe and welcoming community and amenity for surrounding residents and to comply with Policies DM1 and DM2 of the Development Management Development Plan Document 2017

Restricted Use

- 5 Save for the ground floor commercial unit, the premises shall only be used for Temporary Accommodation and for no other purpose (including any other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification; or as any other Sui Generis use).

Reason: To safeguard the use hereby permitted and to satisfactorily protect the amenities of adjoining properties are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

Hard and Soft Landscaping

- 6 Prior to 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, 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.

Secure by Design Accreditation

- 7 A. 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.
- B. Prior to the first occupation of each building, or part of a building or its use, 'Secured by Design' certificate shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

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.

Land Contamination

- 8 Before development 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. 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 the desktop study has been approved in writing by the Local Planning Authority.
 - b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site, using information obtained from the desktop study and Conceptual Model. The investigation must be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority.

- c) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.
- d) Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with Policy 7.14 of the London Plan.

Unexpected Contamination

- 9 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 109 of the National Planning Policy Framework.

Non-Road Mobile Machinery (NRMM)

- 10 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 in writing by, the Local Planning Authority.
- b) The evidence shall demonstrate that all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IV of EU Directive 97/68/ EC for both NOx and PM emissions
- 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: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

Management and Control of Dust

- 11 No development, including demolition, shall be carried out on the site until details of the specific locations of PM10 dust monitors and how these results will be made available to the Haringey Pollution Team for ongoing assessment has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reasons: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014)

Considerate Constructors Scheme

- 12 Prior to the commencement of development, including demolition, on 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 development. Registration shall be maintained throughout demolition/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.

Delivery and Servicing Plan and Waste Management Plan

- 13 The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and deliver plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should 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 distances of a refuse truck on a waste collection day.

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.

Cycle Parking

- 14 Prior to first occupation/use of the development, the applicant will be required to submit to the Highway Authority plans showing accessible; sheltered, and

secure cycle parking for 3 long stay and 5 short located in an accessible location for approval.

Reason: In order to ensure adequate cycle parking and to comply with Policy T5 of the London Plan 2021. The cycle parking must be in line with the London Cycle Design Standards (LCDS).

Electric Vehicle Charging

- 15 Subject to a condition requiring the provision of 1no. active electric vehicle charging points to serve the on-site parking spaces from onset.

Reason: to be in accordance with published London Plan 2021 Policy.

Entry Access Gate Arrangements

- 16 The applicant will be required to submit details regarding the operation of the proposed gates to ensure no vehicles wait inappropriately on the public highway, to avoid creating congestion and any highway safety issues. The proposed means of control of access and regime of opening hours will need to be provided and agreed with Transport for London (TfL).

Reason: In order to maintain the free flow of traffic on the Transport for London Road Network and to comply with Policy T6 of the London Plan 2021.

Disabled Parking Bays

- 17 The applicant will be required to submit and provide plans showing 2no. on-site disabled persons parking bays.

Reason: To ensure the development is in accordance with the published London Plan 2021 T6.5 non-residential disabled parking.

Energy Strategy

- 18 The development hereby approved shall be constructed in accordance with the Energy Statement rev 2 prepared by T16 Design Ltd (dated July 2025) delivering a minimum 70% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, communal air source heat pumps (ASHPs) and a minimum 26 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to, and approved in writing 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 18% 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) 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 in accordance with the details so approved prior to first use/occupation and thereafter shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays/air source heat pumps shall be installed and brought into use prior to first occupation/use of the development. Six months following the first occupation of the development, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to, and approved in writing 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 use/occupation, evidence shall be submitted to, and approved in writing by, 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 2021, Policy SP4 of the Local Plan 2017 and Policy DM22 of the Development Management Development Plan Document 2017

Overheating Report

- 19 Prior to commencement of any above ground works, an updated Overheating Report shall be submitted to, and approved in writing 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 TM59 Overheating Assessment rev 4 by T16 Design Ltd (dated Sept 2025) as a starting point, taking into account the outstanding requirements at application stage.

This report shall include:

- Further modelling of units to include all dwelling units based on CIBSE TM52/59, 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 which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Details and specifications of the brise-soleils; the number and location of brise-soleils should match that on the proposed elevations as a minimum;
- To provide retrofit measures and confirm that they 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/used.

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

- Openable windows but with some openable windows restricted;
- Glazing g-value of 0.53;
- Proposed external shading – brise soleil with 550mm projection to windows on East side of South elevation, all elevations on third floor and East elevation;
- MVHRs with cooling bolt on to all units;
- 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.

Living roofs

- 20 (a) Prior to the commencement of any above ground works, details of the living roofs shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roofs will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs;
 - 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 first occupation/use of the development, evidence shall be submitted to and approved in writing 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 and maintenance arrangements.
- Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water

retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

BREEAM

- 21 Prior to the commencement of development, a sustainability assessment shall be submitted to, and approved in writing by, the Local Planning Authority which demonstrates that the highest possible standard would be achieved through measurable outputs, demonstrating how environmental sustainability has been integrated into the development. This shall be achieved through a BREEAM Pre-Assessment with a minimum 'Very Good' rating, or similar independently audited assessment where measurable outputs can be demonstrated. This shall include a table to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and justification for which credits will not be met.

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.

Archaeology

- 22 No development, including demolition, shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to, and approved in writing by, the Local Planning Authority. For land that is included within the WSI, no development, including demolition, shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to, and approved in writing by, by the Local Planning Authority. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigations and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to safeguard the archaeological interest on this site and to comply with paragraph 211 of the National Planning Policy Framework.

Commercial Unit – Noise Attenuation

- 23 (a) No development at ground floor slab level or above shall commence until 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 the commercial use, an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr shall be provided. (c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation/use of any of the residential use located 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 Unit – Hours of operation

- 24 Any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of 07.00 to 22.00 (Monday to Saturday) and 08.00 to 22.00 (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.

Accessible Accommodation

- 25 The temporary accommodation shall not be first occupied/used until:
- (a) All of the emergency accommodation rooms have been built to Part M4(2) 'Accessible and Adaptable Dwellings' of the Building Regulations 2010 (as amended).
 - (b) The 15 accommodation rooms at ground floor level have been built to Part M2(3) 'Wheelchair User Dwellings'. Of the Building Regulations 2010 (as amended).

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.

Refuse, Waste & Recycling Details

- 26 Prior to first occupation/use of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall have been submitted to, and approved in writing by, the Local Planning Authority. The Waste Management Plan shall also include details of how refuse is to be collected from the site.

The details as approved shall be implemented prior to first occupation/use of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI 2 of the London Plan 2021.

Extract flues/fans

- 27 Prior to first occupation/use 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.

Fire safety

- 28 The development shall not be occupied/used unless it has been carried out in accordance with the Fire Statement submitted prepared by Milan Babic dated 22/11/2024.

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

CCTV (PRE COMMENCEMENT)

- 29 No development shall take place until a scheme for external CCTV has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include locations, mounting heights, equipment specifications, signage and a maintenance and monitoring plan. The development shall thereafter be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To ensure that community safety is satisfactorily addressed.

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 £32,701.04 (460 sqm x £71.09) and the Haringey CIL charge will be £27,089.04 (460 sqm x £58.89). 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.

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 in 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.

Archaeology: Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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 online 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.

New Shopfront & Signs: A separate application will be required for either the installation of a new shopfront or the display of any illuminated sign

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).

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.

