

APPENDIX 1. Planning Conditions and Informatives

Subject to the following condition(s):

Time Limit

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.

Approved Plans

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

Site Location Plan db-001-P 1-1250 A3
Existing Site Plan db-010-P 1-500 A1
Ground Floor Existing db-011-P Rev 1 1-500 A2
First Floor Existing db-012-P 1-500 A2
Roof Plan Existing db-013-P 1-500 A2
Existing Long Sections AA BB db-014-P Rev 2 1-100 A1
Existing Long Section CC DD db-015-P Rev 2 1-100/1-200 A1
Existing Long Sections EE FF db-016-P Rev 2 1-100 A1

Demolition Site Plan db-017-P 1-500 A1
Block 1 Demolition Plan db-018-P Rev 2 1-100 A2
Block 2 Demolition Plan db-019-P Rev 2 1-100 A2
Block 3 Demolition Plan db-020-P Rev 2 1-200 A2
Block 4 Demolition Plan db-021-P Rev 2 1-100 A2
Block 5 Demolition Plan db-022-P Rev 2 1-200 A2
Block 1 Demolition Elevations db-023-P Rev 1 1-100 A2
Block 2 Demolition Elevations db-024-P Rev 1 1-100 A2
Block 3 Demolition Elevations db-025-P Rev 1 1-200 A2
Block 4 Demolition Elevations db-026-P Rev 1 1-100 A2
Block 5 Demolition Elevations db-027-P Rev 1 1-100 A2

PROPOSED

Proposed Site Plan db-030-P Rev 1 1-1250 A3
Proposed Block Plan db-031-P Rev 1 1-500 A2
Ground Floor Proposed db-032-P Rev 3 1-500 A2
First Floor Proposed db-033-P Rev 2 1-500 A2
Second Floor Proposed db-034-P Rev 2 1-500 A2
Roof Plan Proposed db-035-P Rev 2 1-500 A2
Block 1 Proposed Plans db-040-P Rev 2 1-100 A2
Block 2 Proposed Plans db-041-P Rev 2 1-100 A2
Block 3 Proposed Plans db-042-P Rev 2 1-200 A2
Block 4 Proposed Plans db-043-P Rev 2 1-100 A2
Block 5 Proposed Plans db-044-P Rev 2 1-100 A2

Blocks 1 Proposed Elevations db-045-P Rev 2 1-100 A2
Blocks 2 Proposed Elevations db-046-P Rev 2 1-100 A2
Block 3 Proposed Elevations db-047-P Rev 2 1-200 A2
Block 4 Proposed Elevations db-048-P Rev 2 1-100 A2
Block 5 Proposed Elevations db-049-P Rev 2 1-100 A2
Proposed Long Section AA BB db-050-P Rev 2 1-100 A1
Proposed Long Section CC DD db-051-P Rev 2 1-100/1-200 A1
Proposed Long Section EE FF db-052-P Rev 2 1-100 A1
Proposed Long Section GG db-053-P Rev 2 1-100 A1

HOUSE TYPE 1 - SINGLE ALMSHOUSE
Plans/Sections/Elevations db-060-P Rev 1 1-100 A2

HOUSE TYPE 2 - ADJOINED ALMSHOUSES
Plans/Sections/Elevations db-070-P Rev 1 1-100 A2

HOUSE TYPE 3 - ADJOINED ALMSHOUSES + EXTENSION
Plans/Sections/Elevations db-080-P Rev 1 1-100 A2

HOUSE TYPE 4 - GATEHOUSE
Plans/Sections/Elevations db-090-P 1-100 A2

HOUSE TYPE 5 - NEW MEWS HOUSE
Plans/Sections/Elevations db-100-P Rev 2 1-100 A2

PAVILIONS
Plans/Sections/Elevations db-110-P Rev 2 1-100 A2

APARTMENT BUILDING
Plans/Sections/Elevations db-120-P Rev 2 1-100 A1

CHAPEL
Plans/Sections/Elevations db-130-P 1-100 A2

BIKE & BIN STORE
Plans/Sections/Elevations db-131-P Rev 1 1-100 A2

DETAILS
Apartment Building Typical Bay with detail section db-141-P Rev 21-50/ 1-20 A2
Windows Details Existing and Proposed db-150-P 1-50 A2
Windows Detail (secondary glazing) db-151-P 1-10 A2

Existing Sections 15608/S/01-01 1-100 A1
Topographical Survey 15608/T/01-02 1-200 A1
Topographical Survey 15608/T/02-02 1-200 A1
Flats 1-5 208044 - G.01 1-100 A3
Flats 6-15 208044 - G.02 1-100 A3
Flats 16-37 208044 - G.03 1-100 A3
Flats 38-47 208044 - G.04 1-100 A3
Flats 48-61 208044 - G.05 1-100 A3

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

Materials and design detail

3. Prior to the commencement of above ground works of the relevant part of the development detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Details of balustrading;
 - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of cycle, refuse enclosures and plant room; and
 - i) Any other external materials to be used;

Together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The relevant part of the development shall not be occupied until the development has been carried out accordance with the approved details. The development shall thereafter be retained as such for its lifetime.

Reason: To safeguard and enhance the visual amenities of the locality and to comply with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

Demolition Works

4. Prior to the commencement of development on site, a methodology for the demolition works to the chapel and the 1970s block including details of the existing condition of the wall which will become external, and details of their proposed repair, making good, including test patches where appropriate, and any new works require for their restoration shall be submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the listed building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Replacement windows and doors

5. Notwithstanding the details contained within the approved plans, no works for the alteration, removal or insertion of windows and doors, except for the buildings which are undergoing complete demolition, shall be carried out on the site until details of the proposed windows and doors including:

- i) a schedule of the existing doors and windows which will be altered, removed, replaced, relocated or restored, including a description of the proposed works to them including secondary glazing
- ii) detail drawings at a scale of 1:10 or 1:20 of the proposed works including where appropriate sections of their cills, reveals, jambs, lintels and glazing bars,

have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with these approved details.

Reason: To ensure that the special architectural or historic interest of the listed building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Details for extension junctions to existing building, chimney, roof and party wall

6. No works for the construction of the extensions to Block 3 shall be carried out until details of the proposed junctions and detailing between the proposed extension and the existing building, including the existing chimney and roof have been submitted to and approved in writing by the Local Planning Authority. Block 3 shall not be occupied until the work has been carried out in accordance with the approved details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy SP12 of the Local Plan, DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Retrofitting

7. No works to the existing listed buildings except for the buildings which are undergoing complete demolition shall be carried out on the site until details of the:
- i. Internal wall insulation including detail drawings of the specification and build-up and junctions including around windows and doors
 - ii. loft insulation including the specification and build-up
 - iii. floor insulation including methodology for the removal of the existing floorboards, detail drawings. This should be informed by an investigation into the existing floor voids
 - iv. the proposed fireproofing measures
 - v. any other retrofitting measures

have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the work has been carried out in accordance with the approved details. The proposed retrofitting shall be based on a detailed assessment and modelling of the existing building and the proposed measures, including its associated moisture risk which shall be fully documented in an accompanying report. If this results in changes which deviate from the sustainability assessment approved at application stage, then accompanying updated reports shall be provided for approval by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Landscaping

8. Prior to the first occupation 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, and these works shall thereafter be carried out in accordance with the approved details.

Details shall include:

- a) Proposed finished levels;
- b) Means of enclosure and boundary treatments;
- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas, and parking and circulation and turning areas;
- d) Street furniture, minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs, lighting etc.); and

Soft landscape works shall be supported by:

- e) Planting plans including a CAVAT assessment of existing and proposed trees;
- f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species which must include no less than nine new semi-mature trees
- l) Annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts;

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict 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: To ensure that the character and appearance of the conservation area and the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Details of ancillary buildings, including cycle store, bin stores, ASHP screening

9. Notwithstanding the details contained within the approved plans, prior to any exterior works (including extensions and alterations) to the existing property, details of:
- i. Cycle parking storage
 - ii. Bin storage
 - iii. Air Source Heat Pump screening

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until it has been carried out in accordance with the approved details.

These shall include detail drawings at a scale no less than 1:50 and include detailed specifications where appropriate, their size, proposed materials and finishes; including elevational drawings and a layout plan.

Reason: To ensure that the character and appearance of the conservation area and the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Energy Strategy

10. The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Hodkinson (dated 27 Feb 2025) delivering a minimum 65% site-wide improvement on carbon emissions (75% over Part L 2021 for new build and 62% over the Energy Statement refurbishment baseline for refurbishment) with high fabric efficiencies, individual air source heat pumps (ASHPs), direct electric heating (one bed almshouses) and a minimum 16kWp solar photovoltaic (PV) array.

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

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the fabric efficiencies of the new build to achieve a minimum of 19% reduction;

- Confirmation of the fabric efficiencies of the refurbishment to meet a minimum of 28% reduction;
- Evidenced effort to reduce the Energy Use Intensity and Space Heating Demand to the GLA benchmarks, aiming to limit the development's heating demand to a maximum of 35 kWh/m²/year;
- Details how thermal bridging will be reduced;
- Location, specification and efficiency of the proposed ASHPs & direct electric heating systems (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the 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 occupation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays and air source heat pumps shall be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved 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 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 line 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.

Whole-House Retrofit Strategy and Monitoring

11. Prior to commencement of development a whole-house retrofit strategy detailing how the insulation will be installed to avoid damage to the fabric of the listed buildings, along with a proposed monitoring arrangement shall be submitted to and approved in writing by the Local Planning Authority; and all works shall be required to conform with this strategy.

This shall include but is not limited to:

- Details of the Vapour Control Layer proposed for the building envelope;
- Analysis of effectiveness and impacts of proposed insulation strategy;
- Hygrothermal analysis to key build-up with internal insulation and where necessary;
- Submission of all thermal bridging junctions with plans showing how these are most optimally reduced;
- Dew point analysis of the building envelope with internal insulation, thermal bridging junctions, and a strategy to mitigate any condensation risk and reduce the thermal bridging;
- Provide details of technical specification of insulation materials (prioritising natural, breathable materials where possible);
- Plans and sections should show what elements will be thermally improved, thickness and where;
- Confirmation of air tightness delivery strategy;
- The proposed ventilation strategy (including how indoor air quality will be dealt with).

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions in line with the Energy Hierarchy, and to comply with Policies SI2 and SI3 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policies DM22 and DM49 of the Development Management Development Plan Document 2017.

Overheating

12. Prior to commencement of above ground works of the development, 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 Dynamic Overheating Report prepared by Hodkinson (dated September 2024) as a starting point, taking into account the outstanding requirements at application stage.

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 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;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms in the retrofit homes shall be submitted to and approved in writing by the local

planning authority. This shall include the fixing mechanism, specification of the blinds, shading coefficient, etc.

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

If the design of blocks is proposed to be amended, which will impact on the overheating risk of any homes, a revised Overheating Strategy shall 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 to comply with Policy SI4 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Living roofs

13. (a) Prior to commencement of above ground works of the development, 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 (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vii) Management and maintenance plan, including frequency of watering arrangements.
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the dwellings evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and

biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall and to comply with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

Demolition and Construction Logistics and Management Plan

14. A Demolition and Construction Logistics and Management Plan shall be submitted 6 months (six months) prior to the commencement of development, and approved in writing by the local planning authority before any works hereby permitted take place. The plan shall include the following matters, but not be limited to, and the development shall be undertaken in accordance with the details as approved:
- 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 highway dilapidation survey.
 - f) The implementation of the Construction Logistics and Community Safety (CLOCS) standard.

Reason: In the interests of highway safety and to comply with Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

Cycle Parking

15. Prior to commencement of development details showing 81 accessible, sheltered, and secure long stay cycle parking spaces to serve future residents, along with 3 visitor cycle parking spaces located in an accessible location shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking as approved has been installed; and the development shall be retained as such for its lifetime.

Reason: To ensure that adequate cycle parking is provided and to comply with the London Plan 2021 and the London Cycle Design Standard (LCDS).

Land Contamination

16. Before development commences other than for investigative work:
- a. Using the information already submitted in the Phase I Contaminated Land Assessment with reference 73492.00.01R3 prepared by Geo-Smart Information Ltd dated September 2022, chemical analyses on samples of the near surface soil in order

to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. The site investigation shall be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary.

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

c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

d. 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 DM23 of the Development Management Development Plan Document 2017.

Unexpected Contamination (Pollution)

17. 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 and to comply with paragraph 109 of the National Planning Policy Framework and Policy DM23 of the Development Management Development Plan Document 2017.

NRMM (Pollution)

18. a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details

proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and to comply with Policy 7.14 of the London Plan 2021 and the GLA NRMM LEZ.

Demolition/Construction Environmental Management Plans (Pollution)

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

The following applies to both parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
- i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and

- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
 - i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration shall be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with Policy D6 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Waste

- 20. No development shall take place until 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 amenity 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.

Secured by Design 1

- 21. 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 ground works of each building or part of the development. The development shall only be carried out in accordance with the approved details.

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

Secured by Design 2

22. Prior to the first occupation of each building or part of a building, a 'Secured by Design' certification shall be obtained for the building or part of the building or and thereafter all secure by design features are to be retained. This certificate shall be submitted to, and approved in writing by, the Local Planning Authority, prior to first occupation of each building or part of a building.

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

Tree Protection Plan

23. No development shall commence until all trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: 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 DM1 of the Development Management Development Plan Document 2017.

Surface Water Drainage 1

24. No development shall take place until a detailed Surface Water Drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:
- a) Hydraulic calculations using XP Solutions Micro-Drainage software or similar approved. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results should be provided for critical storm durations of each element of the system, and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the QBAR rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall, and flooding only in safe areas for the 1% (1in100) plus climate change.
 - b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
 - c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

- d) The development shall not be occupied until the Sustainable Drainage Scheme the site has been completed in accordance with the approved details; and it shall thereafter be retained for the lifetime of the development.

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter and to comply with Policy DM25 of the Development Management Development Plan Document 2017.

Surface Water Drainage 2

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

Reason: To prevent the increased risk of flooding, to improve water quality, to ensure future maintenance of the surface water drainage system and to comply with Policy DM25 of the Development Management Development Plan Document 2017.

Accessible Homes

26. Prior to occupation each home on site shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended), and at least 10% (eight dwellings) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the development meets the Council's standards for the provision of wheelchair accessible dwellings and to comply with Policy D7 of the London Plan 2021 and Policy SP2 of the Local Plan 2017.

Electric Vehicle Charging Points

27. Prior to first occupation of the development hereby permitted provision of 1 active and 4 passive electric vehicle charging points to serve the on-site parking spaces shall have been implemented and maintained thereafter to the satisfaction of the Council.

Reason: To promote sustainable transport and to comply with Policy T6.1 of the London Plan 2021 and Policies DM31 and DM32 of the Development Management Development Plan Document 2017.

Informatives:

INFORMATIVE : 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.

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £103,201.35 (1,451.70sqm x £71.09) and the Haringey CIL charge will be £85,490.61 (1,451.70sqm x £58.89). 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.

INFORMATIVE: 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.

INFORMATIVE: Street numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Thames Water

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide [working near or diverting our pipes](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes).
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. 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. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

INFORMATIVE: Thames Water

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

INFORMATIVE: Thames Water

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

INFORMATIVE: Thames Water

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.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

INFORMATIVE: Pollution

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Secured by Design

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.

APPENDIX 2. LISTED BUILDING CONSENT

Time Limit

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.

Approved Plans

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

Site Location Plan db-001-P 1-1250 A3
Existing Site Plan db-010-P 1-500 A1
Ground Floor Existing db-011-P Rev 1 1-500 A2
First Floor Existing db-012-P 1-500 A2
Roof Plan Existing db-013-P 1-500 A2
Existing Long Sections AA BB db-014-P Rev 2 1-100 A1
Existing Long Section CC DD db-015-P Rev 2 1-100/1-200 A1
Existing Long Sections EE FF db-016-P Rev 2 1-100 A1

Demolition Site Plan db-017-P 1-500 A1
Block 1 Demolition Plan db-018-P Rev 2 1-100 A2
Block 2 Demolition Plan db-019-P Rev 2 1-100 A2
Block 3 Demolition Plan db-020-P Rev 2 1-200 A2
Block 4 Demolition Plan db-021-P Rev 2 1-100 A2
Block 5 Demolition Plan db-022-P Rev 2 1-200 A2
Block 1 Demolition Elevations db-023-P Rev 1 1-100 A2
Block 2 Demolition Elevations db-024-P Rev 1 1-100 A2
Block 3 Demolition Elevations db-025-P Rev 1 1-200 A2
Block 4 Demolition Elevations db-026-P Rev 1 1-100 A2
Block 5 Demolition Elevations db-027-P Rev 1 1-100 A2

PROPOSED

Proposed Site Plan db-030-P Rev 1 1-1250 A3
Proposed Block Plan db-031-P Rev 1 1-500 A2
Ground Floor Proposed db-032-P Rev 3 1-500 A2
First Floor Proposed db-033-P Rev 2 1-500 A2
Second Floor Proposed db-034-P Rev 2 1-500 A2
Roof Plan Proposed db-035-P Rev 2 1-500 A2
Block 1 Proposed Plans db-040-P Rev 2 1-100 A2
Block 2 Proposed Plans db-041-P Rev 2 1-100 A2
Block 3 Proposed Plans db-042-P Rev 2 1-200 A2
Block 4 Proposed Plans db-043-P Rev 2 1-100 A2
Block 5 Proposed Plans db-044-P Rev 2 1-100 A2
Blocks 1 Proposed Elevations db-045-P Rev 2 1-100 A2
Blocks 2 Proposed Elevations db-046-P Rev 2 1-100 A2
Block 3 Proposed Elevations db-047-P Rev 2 1-200 A2
Block 4 Proposed Elevations db-048-P Rev 2 1-100 A2
Block 5 Proposed Elevations db-049-P Rev 2 1-100 A2

Proposed Long Section AA BB db-050-P Rev 2 1-100 A1
Proposed Long Section CC DD db-051-P Rev 2 1-100/1-200 A1
Proposed Long Section EE FF db-052-P Rev 2 1-100 A1
Proposed Long Section GG db-053-P Rev 2 1-100 A1

HOUSE TYPE 1 - SINGLE ALMSHOUSE
Plans/Sections/Elevations db-060-P Rev 1 1-100 A2

HOUSE TYPE 2 - ADJOINED ALMSHOUSES
Plans/Sections/Elevations db-070-P Rev 1 1-100 A2

HOUSE TYPE 3 - ADJOINED ALMSHOUSES + EXTENSION
Plans/Sections/Elevations db-080-P Rev 1 1-100 A2

HOUSE TYPE 4 - GATEHOUSE
Plans/Sections/Elevations db-090-P 1-100 A2

HOUSE TYPE 5 - NEW MEWS HOUSE
Plans/Sections/Elevations db-100-P Rev 2 1-100 A2

PAVILIONS
Plans/Sections/Elevations db-110-P Rev 2 1-100 A2

APARTMENT BUILDING
Plans/Sections/Elevations db-120-P Rev 2 1-100 A1

CHAPEL
Plans/Sections/Elevations db-130-P 1-100 A2

BIKE & BIN STORE
Plans/Sections/Elevations db-131-P Rev 1 1-100 A2

DETAILS
Apartment Building Typical Bay with detail section db-141-P Rev 21-50/ 1-20 A2
Windows Details Existing and Proposed db-150-P 1-50 A2
Windows Detail (secondary glazing) db-151-P 1-10 A2

Existing Sections 15608/S/01-01 1-100 A1
Topographical Survey 15608/T/01-02 1-200 A1
Topographical Survey 15608/T/02-02 1-200 A1
Flats 1-5 208044 - G.01 1-100 A3
Flats 6-15 208044 - G.02 1-100 A3
Flats 16-37 208044 - G.03 1-100 A3
Flats 38-47 208044 - G.04 1-100 A3
Flats 48-61 208044 - G.05 1-100 A3

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

Building Recording

3. No works, including demolition, shall take place on site until a detailed recording of the

building(s) concerned has been carried out by an archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Demolition works to chapel and existing homes

4. Prior to the commencement of development on site, including demolition, a methodology for the demolition works to the chapel and the 1970s block including details of the existing condition of the wall which will become external, and details of their proposed repair, making good, including test patches where appropriate, and any new works required for their restoration have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

External Material Samples

5. Prior to above ground work development, excluding demolition works, taking place samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. This will include sample panels of brickwork, demonstrating the colour, texture, face bond and pointing of the proposed brickwork for use in the new buildings and the alterations to the existing buildings. Development shall be carried out in accordance with the approved details prior to first occupation. Samples shall be made available for viewing on site at the request of the Local Planning Authority.

Reason: To ensure that the character and appearance of the conservation area and the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Replacement Windows and Doors

6. Notwithstanding the details contained within the approved plans, no works for the alteration, removal or insertion of windows and doors, except for the buildings which are undergoing complete demolition, shall be carried out on the site until details of the proposed windows and doors including:
 - i) a schedule of the existing doors and windows which will be altered, removed, replaced, relocated or restored, including a description of the proposed works to them including secondary glazing

- ii) detailed drawings at a scale of 1:10 or 1:20 of the proposed works including where appropriate sections of their cills, reveals, jambs, lintels and glazing bars, have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details, prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the listed building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Details For Extension Junctions To Existing Building, Chimney, Roof And Party Wall

- 7. No construction works for the extensions to Block 3 shall be carried out on the site until details of the proposed junctions and detailing between the proposed extension and the existing building, including the existing chimney and roof have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details, prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Servicing

- 8. No works to the existing buildings except for the buildings which are undergoing complete demolition shall be carried out on the site until details of:
 - i. Electrical services including CCTV and lighting
 - ii. Pipework and plumbing including any external pipework
 - iii. Ventilation including any external vents
 - iv. Alterations to the existing rainwater goods

have been submitted to and approved in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details prior to first occupation.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Retrofitting

- 9. No works to the existing listed buildings except for the buildings which are undergoing complete demolition shall be carried out on the site until details:
 - i. Internal wall insulation including detail drawings of the specification and build-up and junctions including around windows and doors

- ii. loft insulation including the specification and build-up
- iii. floor insulation including methodology for the removal the existing floorboards, detail drawings. This should be informed by an investigation into the existing floor voids
- iv. the proposed fireproofing measures
- v. any other retrofitting measures

have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details. The proposed retrofitting must be based on a detailed assessment and modelling of the existing building and the proposed measures, including its associated moisture risk which shall be fully documented in an accompanying report. If this results in changes which deviate from the sustainability assessment approved at application stage, then accompanying updated reports will also be required to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Staircases

- 10.** No works for the removal, alteration or installation of staircases within the listed buildings shall be carried out on the site until details of the proposed staircases including details at a scale of 1:10 or 1:20 and any associated alterations for openings or rrvention where they are proposed have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Internal Finishes & Schedule Of Existing Features

- 11.** Notwithstanding the details contained within the approved plans, no internal works to the existing almshouses except in the areas of complete demolition, shall be carried out on the site until details of the existing and proposed internal finishes including:

- i) a schedule of the existing ornamental features, including but not exclusive to, chimney pieces, plasterwork, architraves, skirting panelling, doors and staircase balustrading and any areas of lime plasterwork which shall also include details of any proposed works
- ii) details of the proposed internal finishes

have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management

Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Structural Intervention Details

- 12.** No structural works to the existing almshouses, except in the areas of complete demolition shall be carried out on the site until details of the proposed structural interventions including associated alterations to the existing building have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Repairs And Restoration Methodology For Exterior

- 13.** No exterior works (including extensions and alterations) to the existing almshouses shall be carried out on the site until a methodology for the repair and restoration of the exterior of the listed building have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Contingency Condition

- 14.** Any Historic or archaeological features not previously identified which are revealed when carrying out the works hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 1 working day of their being revealed. Upon revealing any such features works shall be immediately halted in the area/part of the building affected until provisions are made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

