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1. Time Limit (Compliance)

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. Approved Plans and Documents (Compliance)

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

As listed in Appendix 5

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

3. Materials (Prior to commencement of above ground works)

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 street furniture outside of Building C;
- 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 all enclosures and plant; 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: In order 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.

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

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Prior to occupation of the development hereby approved details of exact finishing materials and heights to the boundary treatments, confirmation of and site access controls shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for its lifetime.

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

5. Landscaping (Prior to commencement of relevant part)

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

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, signs, lighting etc.);
- e) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- f) A plan for the layout of the potential two future car parking bays and amended landscaping and access for the amenity area to the rear of Block A.

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

Soft landscape works shall include:

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

The approved scheme of planting, seeding, turfing shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting

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for the proposed development in the interests of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

6. Play equipment (Prior to commencement of relevant part)

Prior to the commencement of the relevant part of the landscaping hereby approved full details of the play equipment (including a mix of traditional swing / slide type equipment and natural play equipment) proposed including a breakdown of equipment and age appropriateness shall be submitted to, and approved in writing by, the Local Planning Authority. The siting of the main child play equipment shall be suitably located away from the approved ground floor flat in Block A and the rear boundary of Dogan Terrace, Trinity Road.

Reason: In order to ensure suitable play equipment is provided for the relevant age groups and that siting of most noise generating activities are located away from the most noise sensitive locations, and to comply with Policy S4 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

7. Biodiversity Net Gain Plan (Pre-commencement)

Notwithstanding the submitted Preliminary Ecological Appraisal prepared by Ecology and Land Management, no works including demolition/site clearance shall take place until a Biodiversity Gain Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall demonstrate how the development will achieve a minimum of 10% biodiversity net gain, calculated using the latest Defra biodiversity metric, and shall include details of proposed measures such as:

- On-site habitat creation, including soft landscaping and tree planting;
- Biodiversity green roofs; and
- Any off-site biodiversity units or credits, if applicable.

The development shall be carried out and retained thereafter in full accordance with the approved Biodiversity Gain Plan.

Reason: In order to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024, and in order to comply with policy G5 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

8. BNG Monitoring (Pre-occupation)

Prior to first occupation of the development hereby approved, a Habitat Monitoring and Management Plan (HMMP) proportionate to the approved biodiversity measures shall be submitted to, and approved in writing, by the Local Planning Authority. The HMMP shall set out long-term management and monitoring arrangements and maintenance schedules for the biodiversity net gain measures, along with a methodology to ensure the submission of monitoring reports. for a period of at least 30 years; and it shall be implemented in full and adhered to throughout that period. Monitoring reports shall be submitted to, and approved in writing by, the Local Planning Authority at years 2, 5, 7, 10, 20 and 30 from commencement of development, unless otherwise agreed in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

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Reason: In order to ensure that the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024.

9. Lighting (Pre-occupation)

Prior to first occupation of the development hereby approved, details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Metropolitan Police. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

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

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

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

Reason: In order to protect the amenities of residential occupiers, and to comply with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017; and Policy D11 of the London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

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

Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above groundworks of each building within the development. Each building shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

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

12. Secured by Design Certification (Pre-occupation)

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

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development. The certification shall be submitted to, and approved in writing by, the Local Planning Authority.

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

13. Surface Water Drainage (Pre-commencement)

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

- 1) Calculations including the Network Diagram cross referencing drainage elements confirming a full range of rainfall data for each return period for 7 days 24 hours provided by micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms shall also include an allowance for climate change.
- 2) For the calculations above, the applicant shall utilise up to date FEH rainfall datasets (rather than usage of FSR rainfall method).
- 3) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge.
- 4) Any overland flows as generated by the scheme would need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan shall be submitted demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

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

14. SuDS Management and Maintenance Plan (Pre-occupation)

Prior to occupation of the development hereby approved, a detailed management and maintenance plan for sustainable urban drainage shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by a residents' management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The development shall be occupied in accordance with the approved Management and Maintenance Strategy.

Reason: In order 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.

15. Piling Method Statement (Pre-commencement)

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling would be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling

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layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Thames Water. Any piling shall be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

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

16. Land Contamination (Pre-commencement)

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

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

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

17. Unexpected contamination (If identified)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: In order to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable pollution from previously unidentified contamination sources at the development site in line with paragraph 187 of the

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National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

18. NRMM (Pre-commencement)

Prior to the commencement of the development hereby approved

- a. Evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development which shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to, and approved in writing by, the Local Planning Authority.
- c. During the course of any demolition, site preparation and construction phase, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

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

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

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

Reason: In order to protect air quality, and to comply with Policy SI1 of the London Plan 2021 and GLA SPG Dust and Emissions Control 2014.

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

No development hereby approved shall be occupied until a Delivery and Servicing Plan (DSP) and Waste Management Plan (WMP) have been submitted to, and approved in writing by, the Local Planning Authority. The DSP and WMP shall be in place prior to first occupation of the development. The WMP shall include details of how refuse, included bulky items, will be collected from the development, and the plan shall be prepared in line with the requirements of the Council's waste management service which shall ensure that all bins are within 10 metres carrying distance of a refuse truck on a waste collection day. It shall also demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes. Details shall be provided on how deliveries can take place without impacting on the public highway, and the document shall be produced in line with TfL guidance.

The Delivery and Servicing Plan (DSP) and WMP shall be reviewed annually in line with the travel plan for a period of 3 years, unless otherwise agreed in writing in advance by the Local Highways Authority.

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

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

Six months prior to commencement of development hereby approved a Construction Logistics and Management Plan for the development shall be submitted to the Local Planning Authority.

The plan shall include the following matters, but shall not be limited to information on:

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

No development hereby approved shall commence until the submitted details have been approved in writing by the Local Planning Authority. The development shall only be undertaken in accordance with the details as approved.

Reason: In order to ensure that the impacts of the development on the local highways network are minimised during construction, and to coordinate construction activities in the area, and to comply with Policy T7 of the London Plan 2021.

22. Considerate Constructors (Compliance)

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

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

23. Energy matters (Pre-above ground works)

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by BWB consulting (dated Nov 2025) delivering a minimum 77% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, Communal and individual air source heat pumps (ASHPs) and a minimum 41.65 kWp solar photovoltaic (PV) array.

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

- Confirmation of how the development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 29% reduction;
- Further exploration of measures to reduce the Energy Use Intensity;

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- Confirmation of improvement of the TFEE for units with negative or minimal improvement aiming to narrow the TFEE improvement range, prioritising higher performance where feasible;
- 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 strictly in accordance with the details 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: 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 in line 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.

24. Overheating (Pre-above ground works)

(a) Prior to above ground commencement 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 Overheating Assessment prepared by BWB consulting (dated Nov 2025) as a starting point, taking into account the outstanding requirements at application stage.

This report shall include:

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- Updated modelling of all relevant units in accordance with CIBSE TM59, using CIBSE TM49 London Weather Centre DSY1–3 (2020s) and DSY1 2050s and 2080s high emissions, 50% percentile, for both openable and closed window scenarios.
- Demonstration that the mandatory pass for DSY1 2020s would be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, including:
 - o Natural ventilation scenario (without MVHR tempering) to evidence passive design optimisation (openable windows scenario).
 - o Mechanical ventilation scenario with maximised passive measures to reduce reliance on MVHR tempering (closed window scenario).
- 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 of who will be responsible to mitigate the overheating risk once the development is occupied.
- A heatwave plan and Home User Guide for occupants.

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

- Mechanical Ventilation with Heat Recovery (MVHR) with tempered air,
- Summer bypass function on MVHR units to avoid heat recovery during warm periods;
- Low g-value glazing (0.35–0.40);
- External shading via balconies as integrated into the façade design;
- Insulated hot water pipework and MVHR units located in utility cupboards to minimise internal heat gains;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the design of Blocks are amended, or the heat network pipes would result in higher heat losses which would impact on the overheating risk of any units, 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 maintained, in accordance 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.

25. Living Roofs (Pre-above ground works)

(a) Prior to commencement of above ground works of the development hereby approved, 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);

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- 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 and maintenance arrangements.

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

26. Water Butts (Pre-occupation)

No dwelling shall be occupied until details of the location and implementation of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each building (Blocks A, B and C) has been submitted to, and approved in writing by, the Local Planning Authority and subsequently provided. The approved facilities shall thereafter be retained and maintained.

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

27. Urban Greening Factor (Compliance)

Prior to completion of the construction work, an Urban Greening Factor analysis, with the anticipated end calculation for the scheme, shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating the target factor of at least 0.47, identified within the planning application, has been met through greening measures. If

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this is not achievable, demonstrable evidence shall be submitted to demonstrate how best endeavours have been made to reach the highest possible target.

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

28. Arboricultural Method Statement (Compliance)

The development shall be constructed in accordance with the recommendations set out in the Arboricultural Method Statement by Sharon Hosegood Associates dated May 2025, which has been drafted in accordance with industry best practice and specifies all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

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

29. Tree protection (Pre-commencement)

No development shall commence until a tree protection strategy has been submitted to, and approved in writing by, the Local planning Authority for all trees to be retained, as indicated on the approved drawings on site and adjacent to the site boundaries. This shall demonstrate how trees would be 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 tree(s) or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees 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.

30. Cycle Parking (Pre-occupation)

The development shall not be occupied until plans and details have been submitted to, and approved in writing by, the Local Planning Authority showing accessible, sheltered, and secure cycle parking comprising a total of 72 spaces including 26 spaces in Block A and 31 spaces in Block B, internal cycling storage areas for Building C and two external short-stay bays. The design shall be in accordance with the London Cycle Design Standard. The development shall not be occupied until the approved details are implemented. These facilities shall thereafter be retained for the lifetime of the development.

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

31. Electric Vehicle Charging (Pre-occupation)

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The development shall not be occupied until one active electric vehicle charging point (EVCP) has been installed and made active, and infrastructure for a potential further two bays is installed. The EVCPs shall remain active for the lifetime of the development.

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

32. Accessible Parking Bay(s) (Pre-commencement)

The development shall not be occupied until the one accessible car parking space has been provided on site, and a plan for the layout of the potential two future parking bays (as required by Condition 5) has been submitted to, and approved in writing by, the Local Planning Authority. In the event that the further accessible car parking is required in the future it shall be provided in accordance with the approved details, and retained as such.

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

33. Car Parking Management Plan (Pre-occupation)

The development shall not be occupied until a Car Parking Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include details on the allocation and management of the on-site car parking space and the mechanism for allocating and managing the two further accessible parking bays. The car parking shall remain connected to the development and shall not be leased or sold for the lifetime of the development. The accessible parking bay(s) shall be allocated to the Part M4(3) Wheelchair User Dwelling(s) and shall be on short term leases, not longer than a maximum of 2 years.

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

34. Waste/Recycling Storage (Prior to commencement of relevant part)

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

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

35. Restriction to Telecommunications Apparatus (Restriction)

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

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

36. Building Regulations Part M (Compliance)

Prior to occupation of each home designated on site as such (excluding the upper floor duplex apartments) they shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended), and at least 10% (four 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: In order to ensure the provision of accessible dwellings, and to comply with Policy D7 of the London Plan 2021 and Policy SP2 of the Local Plan 2017.

37. Water Consumption (Pre-occupation)

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

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

38. Building C - obscure glazing (Pre-occupation)

Prior to the first occupation of Building C of the development hereby approved, the second floor level habitable room windows in this block, along with the second floor level habitable room window on the side elevation (west) side of this block shall have been fitted with obscure glazing up to 1.7m in height above finished floor level; and any part of the window that is less than 1.7 metres above the finished floor level of the room in which it is installed shall be non-opening beyond a 45-degree angle. The windows shall be permanently retained and maintained as such thereafter for the lifetime of the development.

Reason: In order to avoid adverse overlooking into the adjoining properties, and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

39. Antenna (Removal of pd rights)

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

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

Informatives:

Appendix 1: Planning Conditions & Informatives

1. Heads of Terms

This permission has an accompanying S106 legal agreement pertaining to a loss of employment contribution; highways works contribution; affordable housing review mechanisms; carbon mitigation and offset contribution; sustainable transport contributions, car free agreement; demolition and construction logistics plan and contribution; car club; future proofing additional accessible parking bays; local labour and training and monitoring fees.

2. CIL

Based on the information submitted on the plans, the Mayoral CIL charge will be £221,800.80 (3,120sqm x £71.09) and the Haringey CIL charge will be £842,212.80 (3120sqm x £269.94). 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.

3. Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

4. Construction hours

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary is 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.

5. Street numbering

The 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/numbering.

6. Asbestos

Prior to demolition of 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.

7. Designing Out Crime

The applicant should 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.

8. Signage

The applicant shall use reasonable endeavours to enable the removal and repositioning of the existing former Fishmonger's Arms sign located on the side of the former public house building, to be secured through the Party Wall Agreement.

Appendix 1: Planning Conditions & Informatives

9. Thames Water build over agreement

Public sewers are crossing or close to the development. It is believed that the proposed development could be within 3 metres of a public sewer (of which, the internal diameter is less than or equal to 150mm). There are no mapped public sewers in the vicinity, however following the private sewer transfer in October 2011, it is likely that houses of this type and location will have unmapped public sewers within their boundary. Thames Water strongly recommend the applicant employ a professional to conduct a survey within the property to ascertain if any shared pipework is present. If there is, then please contact Thames Water again to discuss the next steps. Please refer to Thames Water's guide on working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-evelopments/planning-your-development/working-near-our-pipes>

Please ensure to apply to determine if a build over agreement will be granted.

10. Thames Water Groundwater

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. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk

Application forms should be completed on line via www.thameswater.co.uk

Please refer to the Wholesale; Business customers; Groundwater discharges section.

11. Thames Water Sequential approach to the disposal of surface water

Thames Water advise that if the developer follows the sequential approach to the disposal of surface water they would have no objection. 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 Them's Water's website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

12. Thames Water Waste Water

Thames Water advise that with regard to waste water network and sewage treatment works infrastructure capacity, they do not have any objection, based on the information provided.

13. Thames Water Mains Water

If 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