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CONDITIONS

Time Limit (Compliance)

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 and Documents (Compliance)

2. 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.

Materials and detailing (Prior to commencement of above ground works)

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 street furniture;
- 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: 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.

Boundary treatment and access control (Pre-occupation)

4. Prior to occupation of the development hereby approved details of exact finishing materials and heights to the boundary treatments and 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.

Landscaping (Pre-occupation)

5. Prior to 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. These details shall include information regarding, as appropriate:
 - a) Proposed finished levels or contours;
 - b) Means of enclosure, screens and built in planters, including raised planters to the homes located at ground floor level;
 - c) Hard surfacing materials;
 - d) Minor artefacts and structures (e.g. Furniture, signs, lighting etc.); and

e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

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:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Implementation and management programmes, including any required irrigation system and loading integrated into the podium garden; and
- j) Detailed drawings of any new trees and shrubs to be planted together with a schedule of species.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Play equipment (Prior to the commencement of the relevant part)

6. Prior to the commencement of the relevant part of the landscaping development 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 development shall not be occupied until the play equipment has been provided on site. The play equipment shall thereafter be retained as such for the lifetime of the development.

Reason: 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.

Biodiversity Net Gain Plan (Pre-occupation)

7. Prior to first occupation of the development hereby approved, and notwithstanding the Preliminary Ecological Appraisal prepared by Ecology and Land Management submitted, 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: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, 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).

BNG Monitoring (Pre-occupation)

8. 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 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 stated in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

Reason: To ensure 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.

Lighting (Pre-occupation)

9. 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

have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Metropolitan Police. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

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

Noise from building services plant and vents (Compliance)

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

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

Secure by Design Accreditation (Pre-above ground works)

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

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

Secured by Design Certification (Pre-occupation)

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

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

Surface Water Drainage (Pre-commencement)

13. No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted 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 should also include an allowance for climate change.
 - 2) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
 - 3) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.
 - 4) 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.

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.

SuDS Management and Maintenance Strategy (Pre-occupation)

14. Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include 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.

Thames Water Piling Method Statement (Pre-commencement)

15. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe, has been submitted to, and approved in writing by, the local planning authority in consultation with Thames Water. Any piling shall be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

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

Crossrail 2 - Detailed Design and Method Statement (Pre-commencement)

16. The development hereby permitted shall not commence until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:
- (i) Accommodates the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
 - (ii) Accommodates ground movement arising from the construction thereof,
 - (iii) Mitigates the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for the operation of the Crossrail 2 railway, tunnels and other structures and to comply with Policy DM55 of the Development Management Development Plan Document 2017.

Land Contamination (Pre-commencement)

17. Before development hereby approved commences, other than for investigative work:
- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
 - b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

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

e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

Unexpected contamination (If identified)

18. 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 187 of the National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

NRMM (Pre-commencement)

19. a. Prior to the commencement of the development hereby approved, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded to the website during the demolition and construction phases of the development shall be submitted to, and approved in writing by, the Local Planning Authority.
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/

EC for both NO_x and PM emissions shall be submitted to, and approved in writing by, the Local Planning Authority.

c. During the course of any demolition, site preparation and construction phase, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

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

Management and Control of Dust (Pre-commencement)

20. No development hereby approved shall be commenced 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: To protect air quality and to comply with Policy SI1 of the London Plan 2021 and GLA SPG Dust and Emissions Control 2014.

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

21. No development hereby approved shall be occupied until a Delivery and Servicing Plan (DSP) and Waste Management Plan have been submitted to, and approved in writing by, the Local Planning Authority. The DSP and Waste Management Plan shall be in place prior to first occupation of the development. The Waste Management Plan shall include details of how refuse, included bulky items, is to be collected from the development, and the plan shall be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distance of a refuse truck on a waste collection day. It shall demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

Details shall be provided on how deliveries can take place without impacting on the public highway, the document shall be produced in line with TfL guidance.

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

Reason: 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.

Considerate Constructors (Pre-commencement)

22. Prior to the commencement of development, the Contractor Company shall 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, and to comply with Policy SI2 of the London Plan 2021.

Energy Strategy (Compliance)

23. The development hereby approved shall be constructed in accordance with the Energy, Overheating and Sustainability Statement by Etude (dated Nov 2025) delivering a minimum 66% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, Mechanical Ventilation and Heat Recovery (MVHRs), centralised air source heat pumps (ASHPs) and a minimum 19.8 kWp solar photovoltaic (PV) array and a single point future DEN connection.

(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 necessary fabric efficiencies to achieve a minimum 24% reduction;
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays and air source heat pumps must 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 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.

(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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

Sustainability Review (Pre-occupation)

24. Prior to the occupation of the development, an assessment shall be provided to be approved in writing by the Local Planning Authority, which shall include an as built detailed energy assessment of the development prepared in accordance with London Plan and Council policies which:
- a. explains and provides evidence to demonstrate whether or not the development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;
 - b. explains and provides evidence to demonstrate whether or not the development following occupation complies with London Plan and Local Planning Authority policies;
 - c. provides evidence to support (a) to (b) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
 - d. such other information reasonably requested by the Local Planning Authority.

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

Be Seen (Prior to completion of superstructure)

25. (a) Prior to the completion of the superstructure a detailed scheme for energy monitoring shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the

monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.

(b) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

(d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy and to comply with Policy SI2 of the London Plan 2021 and Policy SP4 of the Local Plan 2017.

Overheating (Prior to above ground works)

26. Prior to the commencement of above ground works, an updated Overheating Report shall be submitted to and approved 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 Energy, Overheating and Sustainability Statement by Etude (dated Nov 2025) 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 TM52 and 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;
- Details of external roller blinds including dimensions and specifications, access and maintenance strategy;
- 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, the development shall be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Openable windows;
- External roller shutters;
- Window g-values of 0.5;
- MVHRs (with cooling coils for specific dwellings where necessary)
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained and to comply with Policy SI4 of the London Plan 2021, Policy SP5 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Building User Guide (Pre-occupation)

27. Prior to occupation, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. It shall include details on the operation and the required maintenance of the external roller shutters. The Building User Guide shall be easy to understand and will be issued to any residential occupants before they move in and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk 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.

Sustainability standards for non-residential units (Prior to above ground works)

28. Prior to the commencement of above ground works to deliver the non-residential units hereby approved, evidence to demonstrate all Sustainability Requirements for Small Non-Residential Spaces as set out in Appendix D.2 of Energy, Overheating and Sustainability Statement Appendices (prepared by Etude dated Oct 2025) have been achieved shall have been submitted to, and approved in writing by, the Local Planning Authority. The non-residential development shall only be occupied in accordance with the approved details, and they shall be retained as such for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development and to comply with Policies SI2, SI3 and SI4 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Living Roofs (Prior to above ground works)

29. (a) Prior to the above ground commencement of development, details of the living roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must 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 must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management 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.

Climate Change Adaption (Prior to above ground works)

30. Prior to the commencement of above ground works, 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 shall have been submitted to, and approved in writing by, the Local Planning Authority. The development shall only be occupied in accordance with the approved details, and the scheme shall be retained as such for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development and to comply with Policies SI2, and SI7 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Circular Economy Pre-Construction report, Post Completion report (Pre-occupation)

31. Prior to the occupation of the development, a Post-Construction Monitoring Report shall be completed in line with the GLA's Circular Economy Statement Guidance.

The relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation [of any phase / building/ development].

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials and to comply with Policies D3, SI2 and SI7 of the London Plan 2021, Policies SP4 and SP6 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Whole Life Carbon (Pre-occupation)

32. Prior to the occupation of each building, the post-construction tab of the GLA's Whole Life Carbon Assessment template shall be completed in line with the GLA's Whole Life

Carbon Assessment Guidance. The post-construction assessment shall provide an update of the information submitted at planning submission stage. This shall be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings and to comply with Policy SI2 of the London Plan 2021 Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

Urban Greening Factor (Pre-completion)

33. The development hereby approved shall meet its 0.24 Urban Greening Factor (UGF) score identified within the planning application submissions as a minimum. Every measure shall be taken, through detailed design work, to increase the Urban Greening Factor (UGF) to 0.4. 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 maximum target that will be met through greening measures. If a UGF of 0.4 is not achievable, demonstrable evidence shall be submitted to demonstrate how best endeavours have been made to reach the highest possible target.

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

Arboricultural Method Statement (Compliance)

34. The development hereby approved shall be carried out 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.

Cycle Parking (Pre-occupation)

35. The development hereby approved shall not be occupied until plans and details have been submitted to, and approved in writing by, the Local Planning Authority showing accessible, sheltered, weatherproof and secure cycle parking comprising a total of 275

long-stay residential cycle spaces and 8 short-stay residential spaces. An absolute minimum of 20% long-stay residential cycle parking should be to Sheffield Stand design specification. The design specification and quantum of cycle parking should be clearly annotated on submitted plans. Appropriate provision of bespoke long-stay cycle parking shall be provided where appropriate (depending upon the development type) to accommodate accessible bicycles, cargo bikes and e-bikes. Long-stay cycle parking shall be easily accessible from the public highway, minimising transit time through sets of doors etc. Short-stay cycle parking provided should be in a central, easily accessible position to Sheffield Stand design specification. The design must be in accordance with the London Cycle Design Standard. The development shall not be occupied until the approved details are implemented. These facilities shall thereafter be retained for the lifetime of the development.

The applicant is required to investigate the feasibility of affording alternative residential long-stay cycle parking provision by exploring the following possible options (or other opportunities) and agree in writing with Local Planning Authority on any deviation from the London Plan standard:

- Provision of long-stay residential cycle parking at ground floor level (at very least the accessible cycle parking).

For the proposed commercial/business use at the development site, a total long-stay and short-stay cycle parking spaces should be provided to London Plan standards. Long-stay cycle parking spaces should be easily accessible, weatherproof and secure. Wherever possible the design specification should be to Sheffield Stand. Appropriate changing/shower facilities and lockers should be provided for commercial/business users.

Reason: To ensure there is adequate cycle parking and to comply with Policy T5 of the London Plan 2021 and the London Cycle Design Standards (LCDS).

Accessible Parking Bays (Pre-occupation)

36. The development shall not be occupied until plans and details have been submitted to, and approved in writing by, the Local Planning Authority showing that the proposed on-street accessible parking bays will be able to accommodate a wheelchair accessing and egressing their vehicle in a safe manner and the process for managing the 5 applicant controlled bays on New Street. If any of the accessible parking bays are to have EV charging capability, the type of charging should be annotated on plans. The trigger point for providing additional disabled/accessible on-street parking bays should be specified and assurances provided as to safeguarding of road space to facilitate any future additional bays.

Reason: In order to ensure there is appropriate provision of accessible parking bays for the development and to comply with Policy T6 of the London Plan 2021.

Waste/Recycling Storage (Prior to commencement)

37. Prior to commencement 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 of the relevant part of the development hereby permitted 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.

Restriction to Telecommunications Apparatus (Compliance)

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

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

Building Regulations Part M (Compliance)

39. Prior to occupation, the development (excluding the upper floor duplex apartments) shall have been built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended), and at least 10% (four dwellings) shall have been built as wheelchair accessible, in accordance with Part M4(3) of the same Regulations. The development shall be retained as such thereafter for its lifetime.

Reason: To ensure that the accommodation provided is accessible.

Antenna (Compliance/prior to occupation)

40. 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 the residential units 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 equipment shall be provided in accordance with approved details and retained as such thereafter.

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

Commercial units - Hours of operation (Compliance)

41. Any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

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

Shopfront/Workspace frontage (Compliance)

42. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, all glazing of the shopfronts/workspace frontages shall be clear and untinted with no application of vinyls/graphic, so as not to obscure the glazing to the commercial shopfront. Any advertising signs on the frontage, shall require consent from the local planning authority.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017.

Restriction to Use Class (Compliance)

43. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the commercial units shall be occupied by flexible Use Class E only and shall not be used for any other purpose.

Reason: In order to restrict the use of the premises in the interest of the amenities of the area and to comply with Policy DM1 of the of the Development Management Development Plan Document 2017.

Architect Retention (Compliance)

44. The applicant shall ensure that the project architect (Levitt Bernstein) continues to be employed as the project architect through the whole of the demolition and construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed in writing by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017.

Air Quality Neutral (Compliance)

45. The development hereby approved shall not be occupied/used until it has achieved the Air Quality Neutral position, as set out in the hereby approved Air Quality Assessment prepared by Air Quality Consultants dated June 2024,

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

Internal Playspace (Prior to Occupation)

46. Notwithstanding the plans hereby approved, 6 months prior to occupation of the development, full details of an internal play area within the commercial space shall be submitted to and approved by the Local Planning Authority and thereafter shall be fully implemented within 6 months of the development being completed and thereafter shall be retained for the lifetime of the development.

Reason: To ensure suitable play space is provided for the relevant age comply with Policy S4 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

INFORMATIVES:

1. Positive and Proactive

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

2. DIRECTOR'S AGREEMENT LETTER

This planning permission must be read in conjunction with the associated Director's Letter that secures financial and non-financial obligations.

3. CIL

Based on the information given on the plans, the Mayoral CIL charge will be £ (sqm x £72.73) and the Haringey CIL charge will be £ (sqm x £276.16). These rates are based on the Annual CIL Rate Summary for 2026 This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL Index. An informative will be attached advising the applicant of this charge

4. 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.

5. Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

6. Construction hours

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.

7. Street numbering

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

8. Asbestos

Prior to demolition 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.

9. Metropolitan Police Service Designing Out Crime

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.

10. Crossrail 2

Transport for London is prepared to provide information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third-party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements. The latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk.

11. Thames Water - Strategic Water Main

Should the development take place within 5m of the water main, the developer should contact Thames Water in relation to diverting assets / align the development, to prevent the potential for damage to subsurface potable water infrastructure.

12. Thames Water - Water Network Upgrades

Thames Water should be contacted in relation to any Water Network Upgrade works required to accommodate the additional demand to serve the development, as the

development may lead to no / low water pressure and network reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

13. Water Consumption

The residential units shall be constructed to meet, as a minimum, the higher Building Regulation standard Part G for water consumption, aiming to limit water consumption to 105 litres per person per day using the fittings approach. In the interests of water efficiency considerations.