

APPENDIX 1.

Subject to the following condition(s):

Time Limit

1. The development hereby authorised must be begun no later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

Approved Plans

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

Existing Plans:

30-48 Lawrence Road Location Plan 25012_10_001,
30-48 Lawrence Road Existing Site Survey Plan 25012_10_002;
30-48 Lawrence Road Existing Sections 25012_10_008,
30-48 Lawrence Road Existing Roof Plan 25012_10_005,
30-48 Lawrence Road Existing GD Floor Plan 25012_10_003,
30-48 Lawrence Road Existing Elevations 25012_10_007,
30-48 Lawrence Road Existing Contextual Street Elevation 25012_10_006,
30-48 Lawrence Road Existing 1st Floor Plan 25012_10_004.

Planning Drawings:

30-48 Lawrence Road Site Plan - 25012_D_001D,
30-48 Lawrence Road Ground Floor Plan - 25012_D_002B_00,
30-48 Lawrence Road Mezz Plan - 25012_D_003B_Mezz,
30-48 Lawrence Road First Floor Plan - 25012_D_004C_01,
30-48 Lawrence Road Second Floor Plan - 25012_D_005C_02,
30-48 Lawrence Road Third Plan - 25012_D_006C_03,
30-48 Lawrence Road Roof Plan - 25012_D_010D_Roof,
30-48 Lawrence Road Street Elevation - 25012_D_012C_Street Elevations,
30-48 Lawrence Road Elevations - 25012_D_013A_NSE Elevations,
30-48 Lawrence Road Sections - 25012_D_011A_Sections,
30-48 Lawrence Road Refuge Strategy - 25012_D_014B_Refuge Strategy,
30-48 Lawrence Road Fire Plan - 25012_D_016B,
30-48 Lawrence Road Cycle Shelters - 25012_D_015B,
30-48 Lawrence Road Accessibility Plan - 25012_D_017B,
30-48 Lawrence Road Landscape Proposals - SL-01E,

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

Materials and design detail

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

together with a full schedule of the exact product references for all materials shall have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details and retained as such for the lifetime of the development.

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

Energy Strategy

4. The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Atelier Ten (**dated January 2026**) delivering a minimum 100% and aiming for 114% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and solar photovoltaic (PV) array covering a minimum of 420m² of roof
- (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 this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
 - Improvement and confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction;
 - Details to reduce thermal bridging;
 - Location, specification and efficiency of the proposed Air Source Heat Pumps (ASHP) (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 Photovoltaics (PVs), demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output

- (kWp) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy

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

If the design of development is amended, and the redesign or Change of Use, will result in creation of new heated spaces, a revised Energy Strategy must be submitted as part of the amendment application.

(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 of the development, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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

Overheating

5. Prior to occupation of the development, details of openable louvred panels and opaque louvres shall be submitted to, and approved in writing by, the local planning authority. This shall include the fixing mechanism and specification of the louvres. The development shall not be occupied until the louvres have been installed in accordance with the approved details; and they shall be retained for the lifetime of the development.

The following overheating measures shall be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the Overheating and Thermal Comfort Report prepared by Atelier Ten (dated October 2025):

- Natural ventilation – ground floor Fab Labs via manually openable louvred purge panels and actuated high/low level louvres.
- Solar control glazing of 0.21.
- MVHR with summer bypass (10 l/s per person)

- No active cooling at ground floor for Fab Labs; active cooling is provided where necessary to the shop and first-floor Fab Labs via high efficiency VRF (low GWP refrigerant)

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.

BREEAM Certificate

6. a) Prior to commencement of the development , a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate shall be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This shall be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.
- b) Within 6 months of commencement of the development, the Design Stage Accreditation Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.
- c) Within 6 months of occupation of the development, a Post-Construction certificate issued by the Building Research Establishment shall be submitted to, and approved in writing by, the local authority, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for the Local Planning Authority's written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works shall be implemented on site within 3 months of the Local Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

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

7. (a) Prior to the above ground commencement of development, details of the living roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. The living roof(s) must 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 shall 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 roof, 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 roof 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 roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of the development, evidence shall be submitted to, and approved in writing by, the Local Planning Authority that the living roof has 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 has/have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) 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.

Servicing and Delivery Plan and Waste Management Plan

8. No development (except demolition) shall commence until a Servicing and Delivery and Waste Management Plan to ensure that servicing and deliveries and waste management activity can be undertaken in a safe and effective manner, has been submitted to, and approved in writing by, the Local Planning Authority.

The use shall thereafter be implemented in accordance with the approved Servicing and Delivery Plan and Waste Management Plan for the lifetime of the development. The plan shall include the following:

- The contact details of a suitably qualified co-ordinator;
- How vehicle arrivals, departures, parking, stopping and waiting will be controlled to minimise any impact on the highway.

- Details of any freight consolidation operation, centre and the servicing and delivery booking and management systems.
- Measures to be implemented to avoid activity in high peak hours (08:00-09:00 and 17:00-18:00).
- Arrangements for accessing/egressing the site in forward gear and avoidance of having to transit roads in reverse gear.
- Detailing of measures to ensure that temporary servicing and delivery arrangements/emergency vehicle access are managed safely for all road users.
- Details of the capacity of the proposed on-site loading bay.
- Trip generation figures for servicing and delivery activity for the site, including existing trip generation to understand uplift in such activity. Trip generation, using TRICs should be disaggregated by usage.
- Details of the refuse storage facilities on all plans (for both self-storage and Fab-Lab uses) need to show clearly the waste storage capacity.

Reason: In order to ensure that the development does not prejudice the free flow of traffic or public safety along the adjoining highway and impact the local community and to comply with Policy T7 of the London Plan 2021.

Cycle Parking (Long and short-stay self-storage and Fab Lab)

9. No development shall commence (except demolition) until further details of long and short-stay cycle parking for both the self-storage and Fab Lab land uses have been submitted to, and approved in writing by, with the Local Planning Authority. Details shall include:
- plans showing easily accessible (at ground floor level wherever possible);
 - sheltered, weatherproof and secure long and short-stay cycle parking spaces for the self-storage and Fab Lab uses for approval.
 - A minimum of 20% long-stay cycle parking should be to Sheffield Stand design specification.
 - Design specification and quantum of cycle parking annotated on submitted plans.
 - Appropriate provision of bespoke long-stay cycle parking provided where appropriate to accommodate cargo bikes.
 - Long-stay cycle parking should 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.
 - Appropriate changing/shower facilities and lockers shall also be provided for commercial/business users.

The agreed cycle parking shall be retained thereafter for the lifetime of the development in accordance with the approved plans.

Reason: To ensure that provision of cycle parking is in accordance with Policy T5 of the London Plan 2021, and the London Cycle Design Standards (LCDS) thereby promoting active travel.

Car Parking Management Plan

10. No development shall commence (except demolition) until a Car Parking Management Plan which includes but is not limited to:
- a. Demonstration that the proposed on-site parking zone will continue to operate according to the agreed specifications outlined in the submitted Transport Assessment and plans and appropriate mitigation measures are in situ if issues arise. At no point shall the operation of this development have a negative transport and highways impact upon the locality.
 - b. How enforcement of loading/unloading bays for the self-storage facility will be managed.
 - c. How unexpected/un-booked visitors to the self-storage facility arriving by vehicle will be dealt with.
 - d. The management of the 1 accessible parking bay.
 - e. How management of servicing and delivery vehicles within the parking zone will be managed and will not compromise the wider working of the development.
 - f. How the vehicular access gate to/from Lawrence Road will operate to ensure no queuing occurs by vehicles when trying to access the site.

Reason: In order to ensure that the development is car-free and any residual car parking demand generated by the development will not impact on existing residential amenity and to comply with Policy T6.2 of the London Plan 2021.

Demolition and Construction Management Plan (Transport)

11. Prior to commencement of the development, a Demolition Environmental Management Plan (DEMP) and a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority:
- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
 - b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

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

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality and to comply with Policies DM1, DM31 and DM23 of the Development Management Development Plan Document 2017.

Blue Badge Parking

12. Prior to the commencement of above ground works full details, including plans of blue badge parking for the development shall be submitted to and approved by the Local Planning Authority and thereafter shall be implemented in accordance with the approved scheme and thereafter retained and maintained. Reason

Reason: In order to ensure the development provides disabled parking and to comply with Policy T6.5 of the London Plan 2021.

Unexpected Contamination (Pollution)

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local

Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site and to comply with paragraph 109 of the National Planning Policy Framework.

NRMM (Pollution)

14. a) Prior to the commencement of the development (demolition and construction), 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 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 meets Stage IV of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.
- c) During the course of the demolition, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

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

Management and Control of Dust (Pollution)

15. No works shall be carried out on site until the specific locations of PM10 dust monitors and how the monitoring results would be made available to the Local Planning Authority for ongoing assessment has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

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

Considerate Constructors Scheme

16. Prior to the commencement of development (demolition and construction) on site the Contractor Company shall register with the Considerate Constructors Scheme. Proof of registration shall be submitted to, and approved in writing, by the Local Planning Authority. Registration shall be maintained throughout demolition/construction.

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

Secured by Design - Accreditation

17. Prior to the commencement of above ground works of the development, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the development can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of the development. The development shall only be carried out in accordance with the approved details.

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

Secured by Design - Certification

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

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

Trees

19. Development (demolition and construction) shall not commence until all trees to be retained as indicated on the approved drawing 25012_D_01, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

Landscaping

20. Prior to the first occupation/use of the development hereby approved full details of both hard and soft landscape works shall be submitted to, and approved in writing by, the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;

- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, refuse or other storage units, wayfinding measures, signs, lighting etc.); and

Soft landscape works shall be supported by:

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

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species which must include no less than nine new semi-mature trees
- l) Annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts;
- m) detailed final urban greening factor plan showing that a factor of, or greater than, 0.3 has been achieved.

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

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

Surface Water Drainage

21. 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:

- a) A comprehensive hydraulic calculations, including a full network diagram clearly cross referencing all drainage elements. These calculations must demonstrate the simulation of a full range of rainfall events for each return period, assessed over both 7 day and 24 hour durations, using Micro Drainage or equivalent industry standard software. The hydraulic modelling results must confirm that there is No surcharging within the drainage system during the 1 in 1 year storm event, No flooding during the 1 in 30 year storm event. Any flooding associated with the 1 in 100 year storm event (including the required climate change allowance) must be fully contained and safely managed within designated areas, ensuring that floodwater does not pose a risk to buildings, sensitive infrastructure, or other vulnerable receptors.
- b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
- c) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.

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

Gates

22. Prior to the first occupation/use of the development hereby approved, details of vehicular gates including their design, operation and positioning shall be submitted to, and approved in writing by, the Local Planning Authority. Once approved works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway and to comply with Policy DM31 of the Development Management Development Plan Document 2017

Noise

23. The rating level of the sound emitted from the fixed plant equipment within the development shall not exceed 43 dBA between 0700 and 2300 hours, and 37 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014+A1:2019. All plant /equipment within the development shall be regularly maintained to ensure it achieves this requirement.

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.

Architect Retention

24. The applicant shall ensure that the project architect (Fusi Allan) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior 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 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.

Informatives:

NPPF

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.

CIL

Based on the information given on the plans, the Mayoral CIL charge will be £305,829.65 (72.73 x 4205sq). No Haringey CIL is applicable to this development. The Mayoral CIL will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Party Wall Act

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

Street numbering

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

Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Pollution

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials.

Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Secured by Design

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