

APPENDIX 1 – PLANNING CONDITIONS and INFORMATIVES

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 Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications; unless as agreed by the Local Planning Authority in respect of requirements of other conditions set out below:

Submitted Plans:

001 Location Plan 1:1250
110 Proposed Ground Floor Plan REV F
111 Proposed First Floor Plan REV F
112 Proposed Second REV F
113 Proposed Third Floor Plan REV E
114 Proposed Fourth Floor Plan REV E
115 Proposed Fifth Floor Plan REV E
116 Proposed Sixth Floor Plan REV E
117 Proposed Seventh/Eighth Floor Plan REV E
118 Proposed Roof Plan 1:100 REV A
120 Proposed Elevations 1:200 REV C
121 Proposed North Elevation 1:100 REV B
122 Proposed West Elevation 1:100 REV C
123 Proposed South Elevation 1:100 REV D
124 Proposed East Elevation 1:100 REV C
125 Proposed West Elevation Details/Materials REV B
126 Proposed (Partial) North Elevation Details/Materials REV B
130 Proposed Cycle/Bin Store REV B

Submitted Documents:

Air Quality Assessment, AQ2256, February 2023
 BREEAM Pre-Assessment, Issue 3, 10/02/2023,
 Daylight and Sunlight Assessment (Neighbouring Properties)15/04/2025
 Delivery and Servicing Management Plan, 2206940-03A, February 2023,
 Design and Access Statement (including Landscaping) (DAS), 23/12/2025 –
 (consolidated DAS with Addendums 1-4)
 DAS Addendum, September 2023,
 DAS Addendum2 April 2024,
 DAS Addendum 3 March 2025,
 DAS Addendum 4 October 2025,
 Energy Statement, Issue 3, 10/02/2023,
 Energy Statement Addendum, 25022-BECLtd 23 June 2025,
 Fire Statement Safety Strategy
 Flood Risk Assessment and Drainage Strategy, 31/10/23,
 Healthy Streets Transport Statement, 2206940-01A, 2023,
 Initial Planning Fire Safety Strategy March 2023,
 Noise Letter (Sound Advice) 27 August 2026,
 Outline Construction Logistics Plan, 2206940-04A
 Overheating Assessment, Issue 2, 10/02/2022,
 Phase 1 Contamination Assessment Desktop Study, S23-843/DS, February
 2023,
 Planning Statement, 814, April 2023, Rev 1 – December 2025
 Statement of Community Involvement (SCI) February 2023,
 Tall Buildings Assessment
 Transport Assessment Addendum, 2206940-R05B, March 2025,
 Travel Plan, 2206940-02A, February 2023,
 Urban Design Appraisal May 2023.

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials and Detailed Design (Prior to commencement of above ground works)

3. Prior to the commencement of above ground works of the development hereby approved 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;
 - i) Obscure glazing and
 - i) Any other external materials to be used together with a full schedule of the exact product references for all materials shall be submitted to, and approved in writing by, the Local Planning Authority. The relevant part of the development shall not be occupied until the development has been carried out accordance with the approved details. The development shall thereafter be retained as such for its lifetime.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Landscaping (Prior to occupation)

4. 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. 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 for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site 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.

Urban Greening Factor (Prior to completion of the construction)

5. Prior to completion of the construction work of the development hereby approved, an Urban Greening Factor calculation shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the factor of 0.49 has been met through the greening measures installed/adopted. The measures shall thereafter be retained as such for the lifetime of the development.

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

Energy Strategy

6. The development hereby approved shall be constructed in accordance with the Addendum to the Energy Statement by Beyond Engineering Consulting (dated 23 June 2025) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, communal air source heat pumps (ASHPs) and a minimum 12.7 kWp solar photovoltaic (PV) array.

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

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

- Confirmation of the necessary fabric efficiencies to achieve a minimum 18% reduction;
- Location, specification and efficiency of the proposed ASHPs /VRFs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy

The development shall be carried out strictly in accordance with the details so approved prior to first use/occupation of the building hereby approved, and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays and air source heat pump(s) 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 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/use of the development hereby approved, written evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform, for its written agreement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.

Overheating Strategy (Prior to the commencement of above ground works)

7. Prior to commencement of above ground works of the development hereby approved, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Overheating Assessment as included in Appendix G of Addendum to the Energy Statement by Beyond Engineering Consulting (dated 23 June 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, 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, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures by following the Cooling Hierarchy;
- Modelling of mitigation measures required to pass current and future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Details and specifications of external blinds to all windows on South, East and West elevations as shown on the proposed elevation drawings no. 122 123 124;
- 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.

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

- Natural ventilation, with 10% openable free areas
- Glazing g-value of 0.4

- MVHR
- Active cooling using ASHP / VRF
- 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, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

BREEAM (Pre-commencement)

8.
 - a) Prior to commencement of the development hereby approved, a Design Stage Assessment and evidence that the relevant information has been submitted to the Building Research Establishment (BRE) for a design stage accreditation certificate shall be submitted to, and approved in writing, by the Local Planning Authority confirming that the development will achieve a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding'. 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 hereby approved, 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 strict 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) Prior to first occupation/use of the development hereby approved, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE shall be submitted to, and approved in writing by, the Local Planning Authority, confirming that the development has achieved a BREEAM 'Excellent' outcome (or equivalent), aiming for 'Outstanding', subject to certification by BRE.
 - d) Within 6 months of first use/occupation of the development hereby approved, a Post-Construction Certificate issued by the BRE shall be submitted to, and approved in writing by, the Local Planning 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 to the Local Planning Authority 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 written 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 in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Biodiversity Measures (Pre-commencement)

9. (a) Prior to the commencement of the development hereby approved, details of ecological enhancement measures and ecological protection measures shall be submitted to, and approved in writing by, the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures such as wildlife boxes, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.
- (b) Prior to the first occupation/use of the development hereby approved photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

The development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Living roofs (Prior to commencement of above ground works)

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

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

Delivery and Servicing Plan and Waste Management (Prior to first use/occupation)

11. Prior to first use/occupation of the development hereby approved, details of a Final Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority; which shall include a full swept path assessment to confirm acceptable manoeuvrability of the largest expected vehicles into the loading bay and Fountayne Business Park. The DSP shall also include a Waste Management Plan with details of how refuse is to be collected from the site. 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 distances of a refuse truck on a waste collection day; or, alternatively, as required by the waste management service.

Reason: To conform with London Plan Policy T7 Deliveries, Servicing and Construction. To ensure that the development does not prejudice the free flow of traffic or public safety along the adjoining highway or adversely impact the amenity of the local community.

Waste/Recycling Storage (Prior to first use/occupation)

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

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

Cycle Parking (Prior to commencement of above ground works)

13. Prior to commencement of above ground works of the development hereby approved, details of accessible, sheltered, and secure cycle parking for 38 long-stay cycle spaces, and 12 short -stay spaces shall have been submitted to, and approved in writing by, the Local Planning Authority. The design must be in line with the London Cycle Design Standard. The scheme as approved shall be implemented prior to first use/occupation and permanently retained thereafter.

Reason: To be in accordance with the published London Plan 2021 Policy T5, the cycle parking must be in line with the London Cycle Design Standards (LCDS).

Wheelchair Accessible Car Parking (Prior to first use/occupation)

14. Prior to first use/occupation of the development hereby approved details shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating how one accessible car parking bay will be allocated and utilised. The development shall not be first used/occupied until the accessible car parking space has been provided; and it shall be retained as such for the lifetime of the development. The accessible car parking bay shall only be used in accordance with the approved details.

Reason: To ensure that the development is in accordance with the London Plan 2021 standard T6.5 Non-residential disabled person parking.

Land Contamination (Pre-commencement)

15. Prior to commencement of the development hereby approved, other than for investigative work:
 - a) Using the information in the applicant submitted Desktop Study with reference S23-843/DS, prepared by Southwest Environmental Limited, dated February 2023, a site investigation shall be designed for the site, using information obtained from the desktop study and Conceptual Model. The investigation shall be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the

site investigation report, shall be submitted to, and approved in writing by, the Local Planning Authority.

b) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.

c) Before the development hereby approved is first used/occupied and where remediation is required, a Verification Report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure 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.

Unexpected Contamination (if identified)

- 16 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 the 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.

Reason: 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.

Air Quality Assessment (Prior to first use/occupation)

17. The development hereby approved shall not be used/occupied until it has achieved the Air Quality Neutral position, as set out in the hereby approved Air Quality Assessment prepared by XCO2 Consultants dated June 2025.

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

Demolition and Construction Environmental Management Plans (Pre-commencement)

18. a. Demolition works for the development hereby approved shall not commence development until a Demolition Environmental Management Plan (DEMP) has been submitted to, and approved in writing by, the Local Planning Authority
- b. Construction work for the development hereby shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority.

The following applies to both Parts a and b above:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A demolition and 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) if required;
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

The demolition and construction shall be carried out in accordance with the approved details.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the

locality, in accordance with Policies T4, T7, SI1 and D14 of the London Plan 2021, Policy SP0 of the Haringey Local Plan 2017 and with Policy DM1 of the Development Management DPD 2017.

NRMM Non-road Mobile Machinery (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 during the construction phase of the development shall have been 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 IV of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted as part of part (a).
- 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 to comply with Policy SI1 of the London Plan 2021 and GLA NRMM LEZ.

Management and Control of Dust (Pre-commencement)

20. Prior to commencement of any development (demolition or construction) hereby approved a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall have 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.

Considerate Constructors (Pre-commencement)

21. Prior to the commencement of the development hereby approved the site or 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: 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.

Restrictive uses classes

22. As per the approved plans, the ground, first and second floors shall only be used as Class E(c)(i-iii), E(e) and E(g) (i-iii). The third, fourth, fifth, sixth, seventh and eighth floors shall be restricted to E(g)(i-iii) uses only, and shall not be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate type of development is provided connection with this designated employment site, in accordance with Policy SP8 of the Haringey Local Plan 2017.

Secured by Design - Accreditation (Prior to commencement of above ground works)

23. Prior to commencement of above ground works of the development hereby approved, a Secured by Design accreditation shall be obtained and thereafter all features are to be permanently retained. Accreditation shall be achieved according to current and relevant Secured by Design guidelines at the time. Confirmation of the certification shall be submitted to, and approved in writing by, the Local Planning Authority prior to first use/occupation of the development hereby approved.

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 (Prior to first use/occupation)

24. The development hereby approved shall achieve the relevant Secured by Design certification at the final fitting stage of the building, and details shall be

submitted to and approved, in writing, by the Local Planning Authority prior to the first use/occupation. The Secure by Design measures required to achieve the accreditation shall thereafter 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 Haringey Development Management Development Plan Document 2017.

External lighting (Prior to commencement of above ground works)

25. Prior to the commencement of above ground works of the development hereby approved full details of all proposed external lighting shall have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with shielding to minimise obtrusive effects. The approved scheme is to be fully completed prior to first use/occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

Plant Noise

26. Prior to the installation of any fixed plant, machinery, air handling units, air source heat pumps, extract systems or other externally mounted mechanical equipment, a Noise Impact Assessment shall be submitted to, and approved in writing by, the Local Planning Authority.

The assessment shall be undertaken by a suitably qualified acoustic consultant and shall demonstrate that noise from the proposed plant and equipment will achieve a rating level at least 5dB(A) below the existing background sound level (LA90,T) when assessed in accordance with BS 4142:2014+A1:2019 at the nearest noise-sensitive premises.

All plant/equipment etc installed shall be installed and maintained to ensure that it operates in accordance with the Noise Impact Assessment.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Obscure glazing (Prior to first use/occupation)

27. Prior to the first use/occupation of the development hereby approved, all ten windows at second, third and fourth floor levels on the rear (south-facing) elevation, closest to Esin Court, shall be fitted with obscure glazing to at least 1.7 metres above finished floor level. The development shall thereafter be permanently retained and maintained in that condition for the lifetime of the development.

Reason: To safeguard the privacy and amenity of adjoining occupiers by preventing undue overlooking, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Haringey Development Management DPD (2017).

Workspace frontage

28. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, all glazing of the workspace frontages shall be clear and untinted with no application of vinyls/graphic, so as not to obscure the glazing.

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.

Workplace Travel Plan (Prior to first use/occupation)

29. Prior to the first use/occupation of the development hereby approved a Workplace Travel Plan (WTP) for the commercial use must be submitted to, and approved in writing by, the Local Planning Authority. The developer shall appoint a designated Travel Plan Coordinator who shall work in collaboration with the Facility Management Team to monitor the Workplace Travel Plan initiatives annually for a period of two years. The WTP shall secure the following measures:

- a) Provision of travel packs for staff members containing public transport and cycling/walking information, and bus/rail/tube maps and timetables;
- b) Provision of showers, lockers and changing room facilities within the development.

Reason: To promote travel by sustainable modes of transport in line with the London Plan and the Council's Local Plan SP7 and the Development Management DMPD Policy DM 32.

SuDS Management and Maintenance Strategy (Prior to first use/occupation)

30. Prior to first use/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.

31. **Removal of permitted development rights for commercial space (Class E)**

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 building hereby approved shall be used for activities within Use Class E(c)(i-iii), E(e) and (E(g)(i-iii) only and shall not be used for any other purpose unless approval is first obtained to a variation of this condition through the submission of a planning application or unless where suitable alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to restrict the use of the premises to those compatible with the surrounding area and in order to comply with Policy DM1 and Policy DM23 of the Development Management Development Plan Document 2017 and Policy D14 of the London Plan.

Hours of Operation

32. Use Classes E(g) (i-iii) and E(c)(iii) hereby approved are only permitted to operate during the hours of 07.00 to 21.00 (Monday to Saturday) and 08.00 to 18.00 (Sundays) and not at all on Public Holidays.

Reason: In order to protect residential amenity and to comply with Policy DM1 of the Development Management Development Plan Document 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 2026 to foster the delivery of sustainable development in a positive and proactive manner.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £359,140.74 (4,938 sqm x £72.73) but there will be no Haringey CIL charge as this would not be within the chargeable use classes. 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.

Thames Water

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Advertisements

The applicant is advised that deemed consent for any business related signage applies for signs up to 0.3sqm. Any larger signage will require advertisement consent. This is in accordance with section 2 (b) of the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

Hours of Construction Work

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.

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

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.

London Fire Brigade

London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers.