Haringey LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3777**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 12 to add the wording "within each phase", "relating to works in that phase", "for each phase", "for that phase", "of that phase" and "within each phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing numbers: Deloitte letter Condition 12 - Protection of existing trees, dated 18 December 2015

Condition 12 of HGY/2013/2455 shall read:

With each phase no development shall commence until an Arboricultural method statement relating to works in that phase, including a tree protection plan, has been prepared in accordance with BS5837:2005 Trees in Relation to Construction", and approved by the Local Planning Authority. For each phase a pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities for that phase on site and retained until completion of that phase. It must be designed and installed as recommended in the method statement. Within each phase the protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

Reason: To protect the trees which are to be retained and in the interest of the visual amenities of the area.

18/01/2016

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey
LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3778**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 13 to replace the wording "prior to the commencement of the development" and "on the site shall be" with "within each phase no development shall commence until" and "within that phase has been", and to add the wording "within each phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing numbers: Deloitte letter Condition 13 - Japanese knotweed, dated 18 December 2015

Condition 13 of HGY/2013/2455 shall read:

Within each phase no development shall commence until a detailed method statement for the removal or long-term management/eradication of Japanese knotweed within that phase has been submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, trimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Within each phase development shall proceed in accordance with the approved method statement. Please note that if any of the Japanese knotweed plants are close to water, including watercourses, ditches or standing water, then Environment Agency consent is required if it is to be treated with a herbicide.

Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

18/01/2016

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3779**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 14 to remove the wording "to the entire site" and add the wording "for each phase" and "of that phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing number: Deloitte letter Condition 14 - Boundary treatment, dated 18 December 2015

Condition 14 of HGY/2013/2455 shall read:

Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, for each phase be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that phase of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

18/01/2016

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey
LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3780**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 16 to remove the wording "site wide" and add the wording "within each phase" and "for that phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing number(s): Deloitte letter Condition 16 - Pollution prevention, dated 18 December 2015

Condition 16 of HGY/2013/2455 shall read:

Within each phase, the development hereby approved shall not commence until full details of a site wide Pollution Prevention Strategy has been submitted to and approved in writing by the Local Planning Authority for that phase.

Reason: In order to ensure that the proposed development prevents pollution of the environment.

18/01/2016

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3781**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 21 to include the wording "for each phase", "around that part of" and "in that phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing number: Deloitte letter Condition 21 - Hoardings, dated 18 December 2015

Condition 21 of HGY/2013/2455 shall read:

Prior to the commencement of development for each phase full details of a scheme for the provision of hoardings around that part of the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works in that phase and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

E J Williamson

18/01/2016

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey
LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2015/3783**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non-material amendment following a grant of planning permission HGY/2013/2455 to amend condition 43 to include the wording "required in association with each phase of development" and "within that phase"**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 21/12/2015, **APPROVE** your application as a non-material amendment.

Applicant's drawing number(s): Deloitte letter Condition 43 - Structural survey, dated 18 December 2015

Condition 43 of HGY/2013/2455 shall read:

The development hereby permitted shall not be commenced until such time as a structural survey of the Moselle Brooke culvert to identify the life of the flood defences compared to the life of the development has been submitted to, and approved in writing by, the local planning authority. If the assessment identifies that the life of the culvert is not commensurate with the life of the development, then a scheme of remedial measures required in association with each phase of development shall be submitted to and approved in writing by the Local Planning Authority before development commences within that phase. Development shall proceed only in accordance with the approved remedial measures.

Reason: To ensure that the flood defences have a life commensurate with the life of the development in order to safeguard the development and area from the risk of flooding.

18/01/2016

E J Williamson

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey LONDON

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adam Donovan
Deloitte Real Estate
66 Shoe Lane
London
EC4A 3BQ

On behalf of
National Grid Property Ltd

Planning Application Reference No. **HGY/2016/0049**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline, N8**

Proposal: **Non material amendment following grant of planning permission HGY/2013/2455 to amend Condition 20 to include the wording "within each phase" omit "within the application site" and add wording "for that phase".**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 05/01/2016, **APPROVE** your application as a non-material amendment.

Applicant's document named: Deloitte letter Condition 20 - Archaeological watching brief, dated 18 December 2015

INFORMATIVE:

Condition 20 of HGY/2013/2455 shall read:

Within each phase no development shall take place until the applicant has secured the implementation of an archaeological watching brief and a programme for the recording of built heritage structures, including the existing gas holders, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority for that phase.
Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported

02/02/2016

E J Williamson

Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Appendix 4 – Letter (Conds 12, 14, 19, 21, 43)

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ
United Kingdom

Tel: +44 (0) 20 7936 3000
Fax: +44 (0) 20 7583 1198
www.deloitterealestate.co.uk

Direct: 0207 303 2908
Direct fax: 02075831198
loliva@deloitte.co.uk

London Borough of Haringey
Planning Service
Development Management
Level 6
River Park House
225 High Road
Wood Green
London
N22 8HQ

FAO Aaron Lau

2 February 2015

Dear Mr Lau,

Haringey Heartlands, Clarendon Road, N8
Planning Application Number: HGY/2013/2455
Discharge of Conditions 12, 14, 19, 21 and 43

We write on behalf of National Grid Properties Ltd in relation to the discharge of conditions attached to the above planning permission which was granted in April 2014 following the determination of a S73 application (the original planning permission reference is HGY/2009/0505). The planning permission grants consent for the demolition of the existing structures on the site, site preparation works and the redevelopment of the site for a residential led mixed use development. The approved description of development is:

> *"Outline planning application for demolition of existing structures and redevelopment to provide a residential led, mixed-use development, comprising between 84,500 sqm to 87,000 sqm of residential use, providing between 950 to 1,080 residential units (C3); with 460 sqm to 700 sqm of office uses (B1); 370 sqm to 700 sqm of retail/financial and professional services uses (A1/A2); 19- sqm to 550 sqm of restaurant/café/drinking establishment uses (A3/A4); 325 sqm to 550 sqm of community/assembly/leisure uses (D1/D2); new landscaping, public and private open space, an energy centre, two utility compounds, up to 251 car parking spaces, cycle parking, access and other associated works."*

The planning permission allows for the "Site Preparation Works" (demolition of existing structures on the site, excluding the Olympia Trading Estate, site preparation works (including the remediation of soils), and the construction of two gas Pressure Reduction Stations (PRSs)) to be undertaken in advance of the

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms. Real estate services regulated by RICS.

Member of Deloitte Touche Tohmatsu Limited

submission of any reserved matters applications for the wider redevelopment proposals for the site.

The Site Preparation Works is a 'phase' for the purpose of the discharge of the conditions attached to the planning permission. This planning application seeks the discharge of conditions 12, 14, 19, 21 and 43 in respect of the Site Preparation Works only. Future phases of development will be the subject of future condition discharge applications.

It should be noted that following the grant of the planning permission, the above conditions have been varied through the submission of subsequent S96a (non-material amendment) applications. The wording of the conditions referred to in this letter is the amended condition wording.

Condition 12 – Tree Protection

Condition 12, as amended by S96a planning application ref. HGY/2015/3777, states:

> "Within each phase no development shall commence until an Arboricultural method statement relating to works in that phase, including a tree protection plan, has been prepared in accordance with BS5837:2005 Trees in Relation to Construction", and approved by the Local Planning Authority. For each phase a pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities for that phase on site and retained until completion of that phase. It must be designed and installed as recommended in the method statement. Within each phase the protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete."

A partial discharge of this condition was received on 31 July 2015. This related to tree protection in respect of the are affected by the gas holder demolition. This application seeks to discharge the condition for all aspects of the Site Preparation Works phase of development.

Therefore, in order to allow the discharge of this condition for the whole of the Site Preparation Works phase of development, please find enclosed the following reports prepared by Atkins:

- Arboricultural Method Statement, November 2014 (Ref.5119881/GBEMB); and
- Tree Protection Plan Drawings (5119881-DG-ARB-001).

The arboricultural method statement details the issues that relate to the whole of Site Preparation Works phase of development area.

Condition 14 – Boundary Treatments

Condition 14, as amended by s96a planning application ref. HGY/2015/3779, states:

> "Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates for each phase shall be submitted to and approved by the Local Planning authority prior to the commencement of that phase of the development."

This discharge application relates to the Site Preparation Works phase of development which includes demolition works, remediation and the erection of a new PRS. As the Site Preparation Works only relates to demolition activities and the relocation of the gas infrastructure on the site, no permanent boundary treatments including fences and gates are proposed as part of this phase of development.

The temporary fencing and hoarding is submitted in order to discharge Condition 21 below.

Therefore, no further information is required to discharge condition 14 in respect of the Site Preparation Works phase of development.

We would be grateful if you could confirm the discharge of condition 14 in respect of the Site Preparation Works phase of development.

Condition 19 – Method of Piling

Condition 19 attached to the planning permission states:

> "No phase of the development hereby approved (including site preparation works) shall commence until the method of piling foundations for that phase of the development has been submitted to and approved in writing by the Local Planning Authority prior to any development commencing. Piling or any other foundation designs using penetrative methods shall not be permitted except for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details."

This discharge application relates to the Site Preparation Works phase of development which includes demolition works, remediation and the erection of a new PRS. As the Site Preparation Works only relates to demolition activities and the relocation of the gas infrastructure on the site, there will be no piling works as part of this phase of development.

Therefore, no further information is required to discharge condition 19 in respect of the Site Preparation Works phase of development.

We would be grateful if you could confirm the discharge of condition 19 in respect of the Site Preparation Works phase of development.

Condition 21 - Hoardings

Condition 21, as amended by s96a planning application ref. HGY/2015/3781, states:

> "Prior to the commencement of development for each phase full details of a scheme for the provision of hoardings around that part of the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works in that phase and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved."

In order to allow the discharge of this condition for the Site Preparation Works phase of development please find enclosed drawing 5119881/103 – Site Preparation Hoarding Plan.

This drawing shows the extent of the hoarding around the Site Preparation Works area, including the construction of the PRS.

We would be grateful if you could confirm the discharge of condition 21 in respect of the Site Preparation Works phase of development.

Condition 43 – Environment Agency – Structural Survey

Condition 43, as amended by s96a planning application ref. HGY/2015/3783, states:

> "The development hereby permitted shall not be commenced until such time as a structural survey of the Moselle Brooke culvert to identify the life of the flood defences compared to the life of the development has been submitted to, and approved in writing by, the local planning authority. If the assessment identifies that the life of the culvert is not commensurate with the life of the development, then a scheme of remedial measures required in association with each phase of development shall be submitted to and approved in writing by the Local Planning Authority before development commences within that phase. Development shall proceed only in accordance with the approved remedial measures."

This condition was partially discharged on 28 September 2015 by the submission and approval of a CCTV condition survey (planning application ref. no. HGY/2015/0876).

Through this approval process, the Environment Agency, required approval of a remedial plan before the SPW commences.

Therefore, in response to this request, please find attached the following information:

- Drawing 5119881/303 – Demolition Traffic Access Plan;
- Haul Road Assessment report prepared by Coleman and Company;
- Drawing 15134-Sk-001 - Prelim Works SI Required; and
- Reinforced Slab Information prepared by Coleman and Company.

This information demonstrates that the proposed access route to the holder compound area does not need to cross the Moselle Brook. It is envisaged that this route will be used in all instances. Should an alternative route across the Brook be required in the future for any unforeseen reasons, a reinforced slab has been designed to spread the load across the culvert avoiding any loading and subsequent damage.

We would be grateful if you could confirm the discharge of condition 43 in respect of the Site Preparation Works phase of development.

Application Documentation

In support of this application, please find enclosed with this letter four copies of the following:

- Arboricultural Method Statement, November 2014 (Ref.5119881/GBEMB);
- Tree Protection Plan Drawings (5119881-DG-ARB-001);
- Drawing 5119881/103 – Site Preparation Hoarding Plan;
- Drawing 5119881/303 – Demolition Traffic Access Plan;
- Haul Road Assessment report prepared by Coleman and Company;
- Drawing 15134-Sk-001 - Prelim Works SI Required;
- Reinforced Slab Information prepared by Coleman and Company;
- Condition Discharge Application Forms; and

- A cheque for £97 in respect of the planning application fee.

Summary

This letter and enclosures described above provide the relevant information to allow the discharge of conditions, 12, 14, 19, 21 and 43 in respect of the Site Preparation Works phase of development.

We would be grateful if you could confirm discharge of the above conditions. In the meantime, please call Adam Donovan (0207 303 3551) of me if you have any queries or wish to discuss.

Yours sincerely

Leonie Oliva
Deloitte LLP

Appendix 5 – Letter (Cond. 45)