

## Planning Service

**Emma Williamson** Assistant Director Planning Service

Mr Matthew Rees  
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15b St George Wharf  
Vauxhall  
London  
SW8 2LE

Planning Application Reference No. HGY/2018/2643

**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, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

**Proposal:** Amendment to wording of Conditions 32 and 53 attached to planning permission HGY/2017/3117 to allow required documentation to be submitted and approved as part of the submission of reserved matters application.

**Amendment to condition 24 to fall under the 'prior to occupation' category of planning permission reference HGY/2017/3117**

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 03/09/2018, **APPROVE** your application as a non-material amendment.

Applicant's drawing numbers:

- Site location plan (Drawing No. SK410)
- Cover letter from St Williams dated 29th August 2018
- Email from St Williams dated 5th October 2018
- Letter from the Environment Agency dated 10th september 2018

#### **INFORMATIVE 1:**

For the avoidance of doubt, part A of condition 32 (Updated Air Quality Assessment) of planning permission reference HGY/2017/3117, shall now read:

Alongside the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will:

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Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality.

Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case,

Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design

Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development.

Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development.

Provide full details of measures that will be implemented to protect the internal air quality of buildings.

Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided

### INFORMATIVE 2:

For the avoidance of doubt, condition 53 (Updated Energy Strategy) of planning permission reference HGY/2017/3117, shall now read:

Notwithstanding the submitted details and alongside the submission of any reserved matters, excluding demolition and site preparation works, an updated energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network. Details of the site wide heating and hot water facilities, the phasing of delivery, and associated network infrastructure will be submitted for approval to the Council. The strategy shall explore all reasonable options for improving the energy efficiency of the building and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved

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### INFORMATIVE 3:

For the avoidance of doubt, pre-commencement condition 24 (Unsuspected contamination) now a pre-occupation condition and reads as follows:

Prior to occupation of each phase If, during development, contamination not previously identified is found to be present at the site then no further development of that phase (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 does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

05/10/2018

A handwritten signature in black ink, appearing to be 'Dean Hermitage', written over a horizontal line.

**Dean Hermitage**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**