

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Emiliios Tsavellas
Savills
Fourth Floor
33 Margaret Street
London
W1G 0JD

On behalf of
Rawlins
Abbeytown Limited
197 Ballards Lane
London
N3 1LP

Planning Application Reference No. **HGY/2020/1615**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **26-28 Brownlow Road, N11**

Proposal: **Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 16/06/2020 and drawings / documents:

Drawings:

19225-LSI-AAA-GF-DR-A-1170 Rev P01 (Site Location); 19225-LSI-AAA-R1-DR-A-1175 Rev P04 (Block Plan); 19225-LSI-AAA-GF-DR-A-1730 Rev P05 (Proposed Landscape Plan); 19225-LSI-AAA-GF-DR-A-2000 Rev P08 (Ground Floor); 19225-LSI-AAA-01-DR-A-2001 Rev P07 (First & Second Floor); 19225-LSI-AAA-RF-DR-A-2015 Rev P06 (Third Floor); 19225-LSI-AAA-R1-DR-A-2020 Rev P04 (Roof Level); 19225-LSI-AAA-XX-SH-A-2050 Rev P03 (Approximate Area Schedule); 19225-LSI-AAA-ZZ-DR-A-2050 Rev P06 (Front & Rear Elevations); 19225-LSI-AAA-ZZ-DR-A-2051 Rev P05 (Side Elevations); 19225-LSI-AAA-XX-DR-A-2070 Rev P03 (Sections); 19225-LSI-AAA-ZZ-DR-A-0004 Rev P01 (Cycle Store); 11170-01 (Existing Site & Ground Floor Plans); 11170-02 (Site Location Plan – Existing Roof, Basement & First Floor Plans); 11170-03 (Existing Front & Side Elevations and No 24 & 30 Brownlow Rd Side Elevations); 11170-04 (Existing Rear Elevation & Side Elevation/Site Section); 11170-22 A (Proposed Floor Plans & Section (house)); 11170-23 (Proposed Elevations (house)); 11170-25 A (Proposed Floor Plans & Section – House C); 11170-26 (Proposed Elevations – House C)

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Documents:

Daylight and Sunlight Assessment by Herrington Consulting Limited Rev 4 date 2 June 2020; Surface Water Management Strategy by Herrington Consulting Limited Rev 5 date 5 June 2020; Report on a Phase 1 Risk Assessment by Site Analytical Services Ltd Ref: 16/25819 date November 2016; Report on a Phase 2 Ground Investigation by Site Analytical Services Ltd Ref: 16/25819-1 date November 2016; Report on a Revised Remediation Strategy and Remedial Action Plan by Site Analytical Services Ltd Ref: 16/26111 date January 2017; Tree protection plan, arboricultural implications assessment and method statement by David Archer Associates date May 2020; Construction Phase Plan by Bespoke Safety Solutions (BSS) Ltd; Transport Statement Report by TPHPs date May 2020; Planning Statement by Savills date June 2020; Supporting Design Statement by LSI date May 2020; Letter by Savills date 19 August 2020 in response to Inspector's comments on massing; Statement on Community Involvement date August 2020; Sustainability and Energy Statement by Bluesky Unlimited Issue D date 24 February 2021; Overheating Risk, Thermal Model COBSE TM59:2017 Report by Queensberry Design Ltd Ref: QD1716 date 27 November 2020; Falco Level Premium+ Two-Tier Cycle Parking Technical Specifications; Affordable Housing Viability Assessment by BNP Paribas Real Estate date 16 June 2020; Letter by BNP Paribas Real Estate date 12 February 2021 in response to DVS' (Acting for Council) Development Viability Assessment; London Plan Fire Statement by Trenton Fire ref: TX145737 (Issue 2) date 01 March 2021; Letter by Savills date 25 March 2021 in response to QRP's comments; Email by Savills dated 24 March 2021 confirming acceptance of DVS findings on development viability

SEE SCHEDULE OF CONDITIONS ATTACHED

14/01/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

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The following conditions have been applied to this consent and these conditions must be complied with:

- COMPLIANCE: Time limit for implementation
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

- COMPLIANCE: Development in accordance with approved drawings and documents
2. The approved plans comprise drawing numbers and documents:

Drawings:

19225-LSI-AAA-GF-DR-A-1170 Rev P01 (Site Location); 19225-LSI-AAA-R1-DR-A-1175 Rev P04 (Block Plan); 19225-LSI-AAA-GF-DR-A-1730 Rev P05 (Proposed Landscape Plan); 19225-LSI-AAA-GF-DR-A-2000 Rev P08 (Ground Floor); 19225-LSI-AAA-01-DR-A-2001 Rev P07 (First & Second Floor); 19225-LSI-AAA-RF-DR-A-2015 Rev P06 (Third Floor); 19225-LSI-AAA-R1-DR-A-2020 Rev P04 (Roof Level); 19225-LSI-AAA-XX-SH-A-2050 Rev P03 (Approximate Area Schedule); 19225-LSI-AAA-ZZ-DR-A-2050 Rev P06 (Front & Rear Elevations); 19225-LSI-AAA-ZZ-DR-A-2051 Rev P05 (Side Elevations); 19225-LSI-AAA-XX-DR-A-2070 Rev P03 (Sections); 19225-LSI-AAA-ZZ-DR-A-0004 Rev P01 (Cycle Store); 11170-01 (Existing Site & Ground Floor Plans); 11170-02 (Site Location Plan – Existing Roof, Basement & First Floor Plans); 11170-03 (Existing Front & Side Elevations and No 24 & 30 Brownlow Rd Side Elevations); 11170-04 (Existing Rear Elevation & Side Elevation/Site Section); 11170-22 A (Proposed Floor Plans & Section (house)); 11170-23 (Proposed Elevations (house)); 11170-25 A (Proposed Floor Plans & Section – House C); 11170-26 (Proposed Elevations – House C)

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The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

COMPLIANCE: Removal of certain permitted development rights

3. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no development under Class A, B, C or E of the Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard neighbouring residential amenities.

COMPLIANCE: Accessible dwellings

4. 90% of the residential units shall be built to Part M4(2) "accessible and adaptable dwellings" of the Building Regulations 2010 (as amended) and 10% shall be built to "wheelchair user dwellings" in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

COMPLIANCE: Satellite antenna restriction

5. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no satellite antenna shall be erected or installed on the block of flats hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the first occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

COMPLIANCE: Unexpected Contamination

6. 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.

Reason: To ensure that the development 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.

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PRE-COMMENCEMENT: Tree Protection Measures

7. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the tree protection measures detailed in the approved "Tree protection plan, arboricultural implications assessment and method statement by David Archer Associates dated May 2020" shall be carried out as approved and maintained as such until all demolition and construction has been completed and all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and wellbeing of the trees on the site and adjoining sites during construction works that are to remain after building works are completed.

PRE-COMMENCEMENT: Demolition and Construction Environmental Management Plan

8. Demolition and Construction Environmental Management Plans:

- a. Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst;
- b. Development 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:

- 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 and 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 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays with no working on Sundays and Bank Holidays;
- 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:

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- 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 site;
- v. Timing of deliveries to and removals from the site (to avoid peak times, as agreed with Highways Authority, 0700 to 0900 and 1600 to 1800, where possible);
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the site during the demolition and 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. 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 with relevant Air Quality Mitigation Measures in addition to the measures submitted in the Control of Dust during Construction Report.

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.

The applicant submitted Construction Phase Plan and Control of Dust during Construction Reports above can form part of the documents to discharge this condition.

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

PRE-COMMENCEMENT: NRMM

9. a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality.

PRE-COMMENCEMENT: Piling/intrusive groundworks

10. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures

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to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure

PRE-COMMENCEMENT: Updated Sustainability & Energy Statement

11. (a) Prior to the commencement of development, an updated Sustainability & Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Sustainability and Energy Statement by Bluesky Ltd (dated 24 February 2021) and Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). The development shall deliver minimum 71.5% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors.

The updated strategy shall include the following:

- A minimum 12% reduction under Be Lean, with high fabric efficiencies and triple glazing;
- A minimum 27.2kWp solar photovoltaic (PV) array; with details including: 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 the final carbon reduction at the Be Green stage of the energy hierarchy;
- Thermal bridging calculations;
- A low-carbon space heating and hot water strategy;
- Specification, efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
- Proposed noise and visual mitigation measures for the ASHP;
- A metering strategy.

(b) Prior to the occupation of development, evidence that the ASHPs and solar PV comply with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained for the lifetime of the development, and cleaned at least annually following installation.

Should the zero-carbon target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,850 per tonne of carbon plus a 10% management fee. Should an increased level of CO2 reduction be achieved, any carbon offset payment would be reduced by £2,850 per tonne.

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 Policy SP4 and DM22.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Materials

12. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details, including samples, of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and

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implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Updated Sustainable Urban Drainage System

13. No development above ground shall take place until an updated surface water drainage scheme for site including overland flow path and final detailed drainage drawings based on an up to date LLFA Sustainable Drainage proforma has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of its maintenance and management after completion.

The development shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and shall be managed and maintained thereafter in accordance with the approved details including the management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Living roofs

14. Prior to the above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs;
- ii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of log piles / flat stones for invertebrates;
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi) Relationship with photovoltaic array; and
- vii) Irrigation, management and maintenance arrangements, particularly for the first and second floor smaller living roofs, and those on the third floor.

The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

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15. PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Overheating
- (a) Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and demonstrate how the risks can be mitigated prior to occupation, or as part of a retrofit plan. This assessment will be based on the Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). It shall include:
- Further modelling of units modelled and the overheating risk with the 2050s and 2080s weather files for central London;
 - Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
 - 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);
 - Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- (b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.
- (c) Prior to occupation, the development must be built in accordance with the approved overheating measures:
- Openable windows;
 - Fixed internal blinds with white backing;
 - Window g-values of 0.18 or better;
 - Mechanical ventilation (4ach);
 - Hot water pipes insulated to high standards.

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 Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

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16. PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Landscaping
- No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure including gates and boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc, nesting boxes etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an 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 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.

17. PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design
- a) Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.
- b) Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: In the interest of creating safer, sustainable communities.

18. PRIOR TO FIRST OCCUPATION: Land Contamination Remediation Verification
- Before the development is first occupied, a report providing verification that the required remediation verification works detailed in the Report on a Revised Remediation Strategy and Remedial Action Plan prepared by Site Analytical Services Ltd reference 17/26111 Revision 2 dated January 2017 have been carried out, shall be submitted to and approved in writing by the Local Planning Authority before to first occupation of the development.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

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PRIOR TO FIRST OCCUPATION: Waste Management

19. Prior to first occupation of the development hereby permitted, the waste and recycling storage area as set out on drawing number 19225-LSI-AAA-GF-DR-A-1730 Rev P05 (Site Proposed Landscape Plan) shall be installed and details of how refuse is to be collected from the site and ensuring that bins are moved and suitably stored within the required carrying distances on waste collection day, submitted to and approved by the Local Planning Authority and retained as such thereafter

Reason: In order to protect the amenities of the locality and to ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway

PRIOR TO FIRST OCCUPATION: Cycle Storage Provision

20. The development shall not be occupied until a minimum of 44 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport.

PRIOR TO FIRST OCCUPATION: Obscure glazing

21. Before first occupation of the development hereby permitted, the windows within the eastern and western flank elevations (as annotated on approved drawing 19225-LSI-AAA-ZZ-DR-A-2051 Rev P05 (Side Elevations) shall be fitted and installed with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

Informatives:

Working with the applicant

1. INFORMATIVE: 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.

S106 agreement

2. INFORMATIVE: This permission is governed by a legal agreement pursuant to Section 106 of Town and Country Planning Act 1990 (as amended).

CIL

INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given in the application, the Mayoral CIL charge will be £95,729.55 (Net GIA 1,581sqm x £60.55) and the Haringey CIL charge will be £363,471.90 (Net GIA 1,581sqm x £229.90). 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.

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3. **Low Carbon Heating Strategy**
INFORMATIVE: The applicant should explore a low-carbon heating strategy that avoids direct electric heating, unless strong justification is provided, or the scheme delivers Passive House-level fabric efficiencies. This is in line with the Mayor of London's current Energy Assessment Guidance (April 2020). The applicant should also report on the space heating demand (kWh/m²/year) in their Energy Strategy.
4. **Party Wall Act**
INFORMATIVE: 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.
5. **Hours of construction**
INFORMATIVE: 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
6. **Asbestos**
INFORMATIVE: Prior to demolition of 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.
7. **Groundwater Risk Management Permit**
A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
8. **Underground Water Assets**
INFORMATIVE: The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk
9. **Pressure**
INFORMATIVE: Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.
10. **SbD accreditation – Met Advice**
INFORMATIVE: The applicant must seek the 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.

Fire safety

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

11. INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments. 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.
12.

Street numbering

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

14/01/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service