

would include the enhancements to the public realm and the improvements in energy efficiency derived from the proposed energy strategy. I give moderate weight to these environmental benefits.

31. Whilst I give great weight to the conservation of the identified heritage assets, the proposal's public benefits would outweigh the identified less than substantial harm. I acknowledge that the identified harm to the significance of heritage assets would result in a limited degree of conflict with the heritage policies of the development plan. Overall, however, the proposed mixed-use scheme would accord with the development plan when taken as a whole. There are no material considerations, taken individually or cumulatively, that outweigh the identified benefits or indicate that the appeal should not succeed.

Conditions

32. I have considered the conditions agreed between the Council and the appellant against the requirements of the PPG and the Framework. The conditions I have included from the recommended list have been subject to some alterations to improve clarity and ensure consistency with the Framework and PPG. The numbers in brackets relate to the conditions in the schedule.
33. In addition to the standard timescale condition (1), I have imposed a condition specifying the relevant plans and documents as this provides certainty (2).
34. In the interests of the character and appearance of the area, it is necessary to attach conditions in relation to: materials to be used externally on the building (10); elevational design details (11); satellite dishes (30); finished floor levels (17); external lighting (22); the proposed water fountain (15); and hard and soft landscaping (16).
35. In the interests of certainty and to protect the vitality of the local centre, a condition is required to control the uses of the commercial units (28).
36. A condition requiring at least 10% of new dwellings to be wheelchair accessible and for all other dwellings to be of a sufficient standard of accessibility is necessary in accordance with SLP Policy SP2 (31).
37. Extraction/ventilation details prior to any A3, A4 or A5 uses are necessary (21) to protect local air quality. Conditions requiring details of noise attenuation measures (9) and limiting plant machinery noise (33) and opening hours of the commercial units (29) are necessary to ensure the satisfactory living conditions of those living at the site and neighbouring residential areas.
38. It is necessary to include a condition to address potential issues of contaminated land (8) to ensure the development can be safely occupied. To ensure the proposed development does not impact the Moselle Brook culvert structure and increase flood risk, details of the building's foundations are required (3).
39. A scheme for reducing crime through design features is necessary in the interests of the security of the development (14).
40. To address environmental effects, conditions requiring a Construction Method Statement (4), an Air Quality and Dust Management Plan (5), an Air Quality Assessment (6) and a Piling Method Statement (26), are all necessary. For the

same reason it is necessary to control all Non-Road Mobile Machinery (35) and the hours of construction/demolition (27).

41. In the interests of highway safety and accessibility, conditions securing a Delivery and Servicing Plan (23) and highway/footway details (7) are necessary. Details of cycle parking (13) and provision of electric charging points (24) are necessary in the interests of sustainable transport provision. A car park management plan (12) is also necessary, in the interests of providing suitable parking provision and access.
42. An obscure glazing condition is necessary to safeguard the living conditions of occupiers of neighbouring properties in terms of privacy (25). A condition is necessary to ensure that the proposed sustainability and energy performance measures are implemented (34).
43. To address suitable and necessary sustainable construction measures, I have imposed conditions relating to low NOx boilers (32), the energy network including the combined heat and power system (18), and surface water drainage (19). A condition requiring details of the living roof provisions is necessary to enhance biodiversity (20).
44. Several of the conditions set out in the Schedule of Conditions below require details prior to commencement of development. It is essential that the requirements of conditions 3, 4, 5, 6, 7 and 8 are agreed prior to development commencing to ensure an acceptable form of development in respect of geo-environmental information, demolition and construction management, air quality, flood risk and highway safety. These details need to be agreed before works begin to prevent the development resulting in harm in these regards.

Conclusion

45. For the reasons above, the appeal is allowed subject to the conditions in the attached Schedule.

S D Castle

INSPECTOR

Schedule of Conditions attached to Appeal Decision
Ref: APP/Y5420/W/19/3223654
423-435 Lordship Lane, Wood Green, London N22 5DH

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby authorised shall be carried out in accordance with the following approved plans and details unless otherwise required by the conditions below:

Site Location Plan (ref.0087-DR-0010 Rev. P01)
Proposed Block Plan (ref.0097-DR-0099 Rev. P01);
Proposed Ground Floor Plan (ref.0097-DR-0100 Rev. P08);
Proposed First to Second Floor Plan (ref. 0097-DR-0101 Rev. P06);
Proposed Third to Fourth Floor Plan (ref.0097-DR-0102 Rev. P06);
Proposed Fifth Floor Plan (ref.0097-DR-0103 Rev. P05);
Proposed Sixth Floor Plan (ref.0097-DR-0104 Rev. P05);
Proposed Roof Plan (ref.0097-DR-0105 Rev. P05);
Proposed East Elevation (ref.0097-DR-200 Rev. P05);
Proposed North Elevation (ref. 0097-DR-0201 Rev. P05);
Proposed West Elevation (ref.0097-DR-0202 Rev. P06);
Proposed South Elevation (ref.0097-DR-0203 Rev. P06);
Proposed Section AA (ref.0097-DR-0300 Rev. P05);
Proposed Section BB (ref.0097-DR-0301 Rev. P05);
Service Vehicle & Large Car Passing plan (ref. 17076-01-104);
Accommodation Schedule;
Energy Efficiency Statement (ref. 439/4.2/02);
Sustainability Statement (ref. 2017.102)

- 3) No development shall take place until a detailed design for the foundations of the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include details of:
 - a) the parking of vehicles of site operatives and visitors;
 - b) construction logistics covering delivery, loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding;
 - e) a Tree Protection Plan for retained trees
 - f) wheel washing facilities;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 5) No development shall take place until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Control of Dust and Emissions Supplementary Planning Guidance document (July 2014) and shall include a Dust Risk Assessment. The development shall be carried out in full accordance with the approved AQDMP.
- 6) No development shall take place until a revised air quality assessment including any required mitigation measures and a timetable for their implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.
- 7) Notwithstanding the plans hereby approved, no development shall take place until revised highway plans, including details of the stopping-up of the footway, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved highway plans prior to its first occupation.
- 8) Before development commences other than for investigative work:
 - a) A revised desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information (including appropriate reference to the existing on-site sub-station). Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:
 - A risk assessment to be undertaken;
 - Refinement of the conceptual model; and
 - The development of a method statement detailing the remediation requirements.The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for its written approval.
 - c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and

approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

- d) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.
- 9) No development excluding demolition and groundworks shall commence until a scheme to protect the dwellings hereby approved from external noise has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before any of the dwellings are occupied and the measures shall be retained for the lifetime of the development.
- 10) No development excluding demolition and groundworks shall commence until details/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples.
- 11) Notwithstanding the approved plans, no development excluding demolition and groundworks shall commence until detailed drawings of all elevations of the building hereby approved, including 1:20 plans of brick panels; balcony and canopy details; and window reveals; have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
- 12) No development excluding demolition and groundworks shall commence until a Parking Management Plan (PMP), including details of how the on-site vehicle parking spaces shall be allocated and managed, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved PMP.
- 13) No development excluding demolition and groundworks shall commence until a Cycle Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to first occupation and shall be retained as such thereafter.
- 14) No development excluding demolition and groundworks shall commence until a scheme for reducing the risk of crime and disorder through the design of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and shall be retained as such thereafter.
- 15) No development excluding demolition and groundworks shall commence until the detailed design of the proposed water fountain, and a management and maintenance plan for it, have been submitted to and approved in writing by the Local Planning Authority. The water fountain shall then be installed and

made fully operational prior to the first occupation of the approved development.

16) No development excluding demolition and groundworks shall commence until 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 thereafter be carried out as approved. These details shall include:

- a) proposed finished levels or contours;
- b) pedestrian access and circulation areas;
- c) hard surfacing materials;
- d) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- e) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

Soft landscape details shall include:

- f) Planting plans;
- g) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- h) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- i) An implementation programme.

The hard landscaping and equipment/features shall be laid out and installed prior to the first occupation of the development. The soft landscaping shall be provided within the first planting period following occupation of the development. 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 and shall be managed and maintained in accordance with a scheme of management to be submitted to and approved in writing by the Local Planning Authority.

17) No development excluding demolition and groundworks shall commence until full details of the proposed finished floor levels of the building hereby approved in relation to the adjoining properties has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

18) No development excluding demolition and groundworks shall commence until details of the site wide energy network, including details of the Combined Heat Power System and any chimneys/flues, and its ongoing operation have been submitted to and approved in writing by the Local Planning Authority. The energy network shall be implemented and operated thereafter in accordance with the approved details.

19) No development excluding demolition and groundworks shall commence until a sustainable urban drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b) include a timetable for its implementation; and
- c) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage strategy shall be provided in accordance with the approved details prior to first occupation of the development.

20) No development excluding demolition and groundworks shall commence until details of the proposed living roof have been submitted to and approved in writing by the Local Planning Authority. Details shall include the following:

- a) A roof plan identifying where the living roofs will be located;
- b) Confirmation that the substrates depth range of between 100mm and 150mm across the roof;
- c) Details on the diversity of substrate depths across the roof to provide contours of substrate;
- d) Details on the diversity of substrate types and sizes;
- e) Details on bare areas of substrate to allow for self-colonisation of local windblown seeds and invertebrates;
- f) Details on the range of native species of wildflowers and herbs planted to benefit native wildlife;
- g) Details of the location of log piles / flat stones for invertebrates.

The living roof shall not be used for amenity or sitting out space of any kind. Access shall only be permitted for maintenance, repair or escape in an emergency. The living roof shall be carried out in accordance with the details as approved by the Local Planning Authority.

21) Prior to the first use of each ground floor unit for activities within Use Classes A3, A4 or A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended), details of extraction/ventilation measures associated with the specific use of the relevant unit concerned shall have been submitted to and approved in writing by the Local Planning Authority. The approved extraction/ventilation measures shall be installed and made operational before any A3, A4 or A5 use commences in the relevant unit and shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

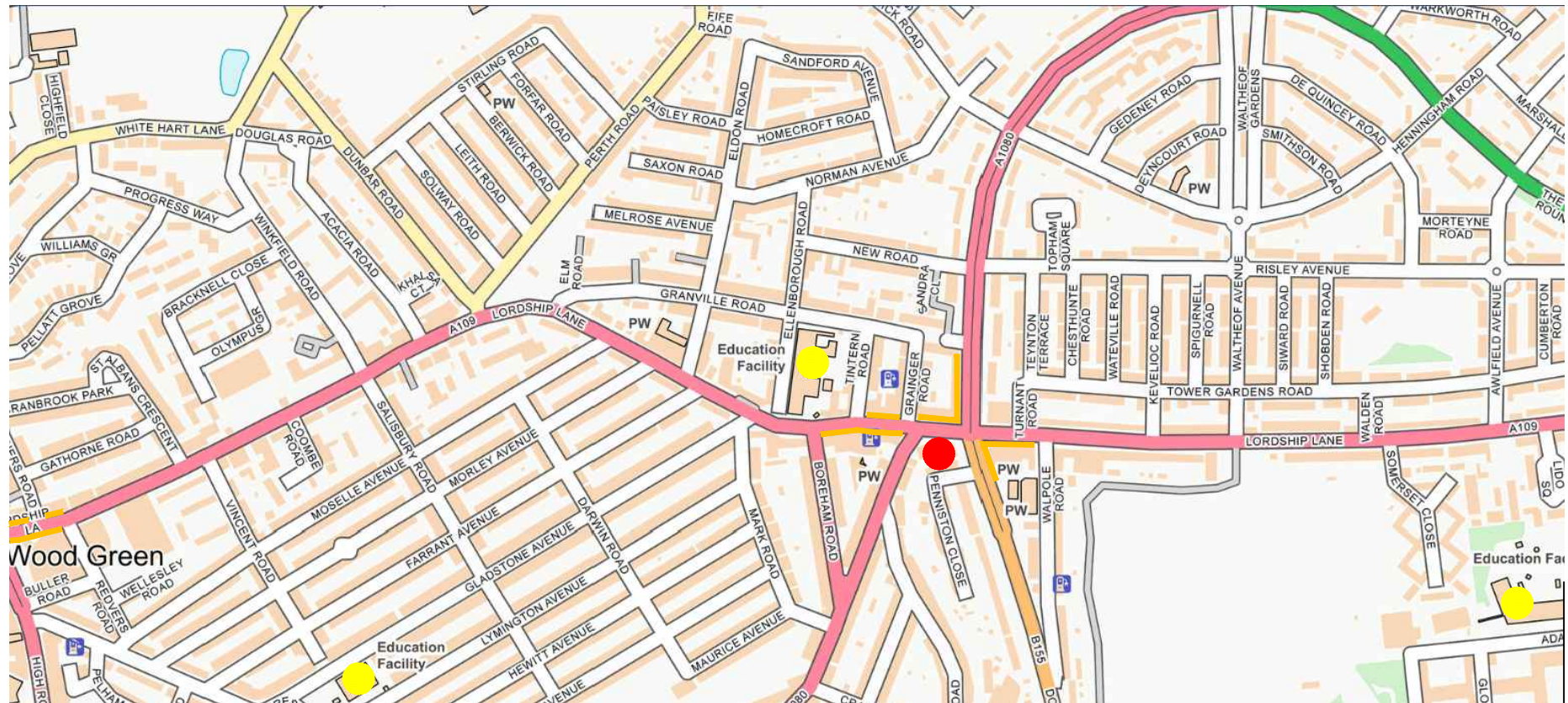
22) Prior to first occupation of the development hereby approved details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and the approved lighting scheme shall be retained as such thereafter.

- 23) Prior to the first occupation of the development hereby approved a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved plan.
- 24) Prior to the first occupation of the development, details of electric vehicular charging points including their siting shall be submitted to and approved in writing by the Local Planning Authority. All electric charging points shall be installed in accordance with the approved details prior to first occupation of the development and shall be retained thereafter.
- 25) Prior to first occupation of the development, the windows to the western elevation of the flats located in the south-western corner of each floor of the development hereby approved shall be fitted with obscured glazing. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.
- 26) 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 to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 27) Demolition or construction works shall take place only between 0800h-1800h Monday to Friday and 0800h-1300h on Saturday, and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the ground floor commercial premises hereby approved shall only be used for the purposes within Use Classes A1-A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order). No more than 3 of the 6 commercial units (50%) hereby approved shall be occupied by businesses not within Use Class A1 at any given time.
- 29) The commercial premises at ground floor level of the development hereby approved shall only be open for customers between the following hours: 0700h-2300h on any day of the week.
- 30) The erection of any satellite dish or television antenna shall only take place the main roof of the development only and not on any other external surface of the development.
- 31) All dwellings shall be designed and constructed to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended), and at least 10% (5 dwellings) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations.

- 32) Prior to their installation, details of the ultra-low NOx boilers for space heating and hot water shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 33) Noise arising from the use of the new boiler plant and associated equipment shall be no less than 5dB below the lowest background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest dwelling or noise sensitive premises.
- 34) The development shall be carried out in accordance with the sustainability measures and standards as set out in the Sustainability Statement (Element Sustainability - Ref: 2017.102) dated December 2017. Following practical completion of works a final Energy Performance Certificate(s) shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.
- 35) All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the Greater London Authority's 'Control of Dust and Emissions During Construction and Demolition' supplementary planning guidance (SPG) dated July 2014, or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the Local Planning Authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Appendix D

Local and Regional Context Plans



SITE LOCATION



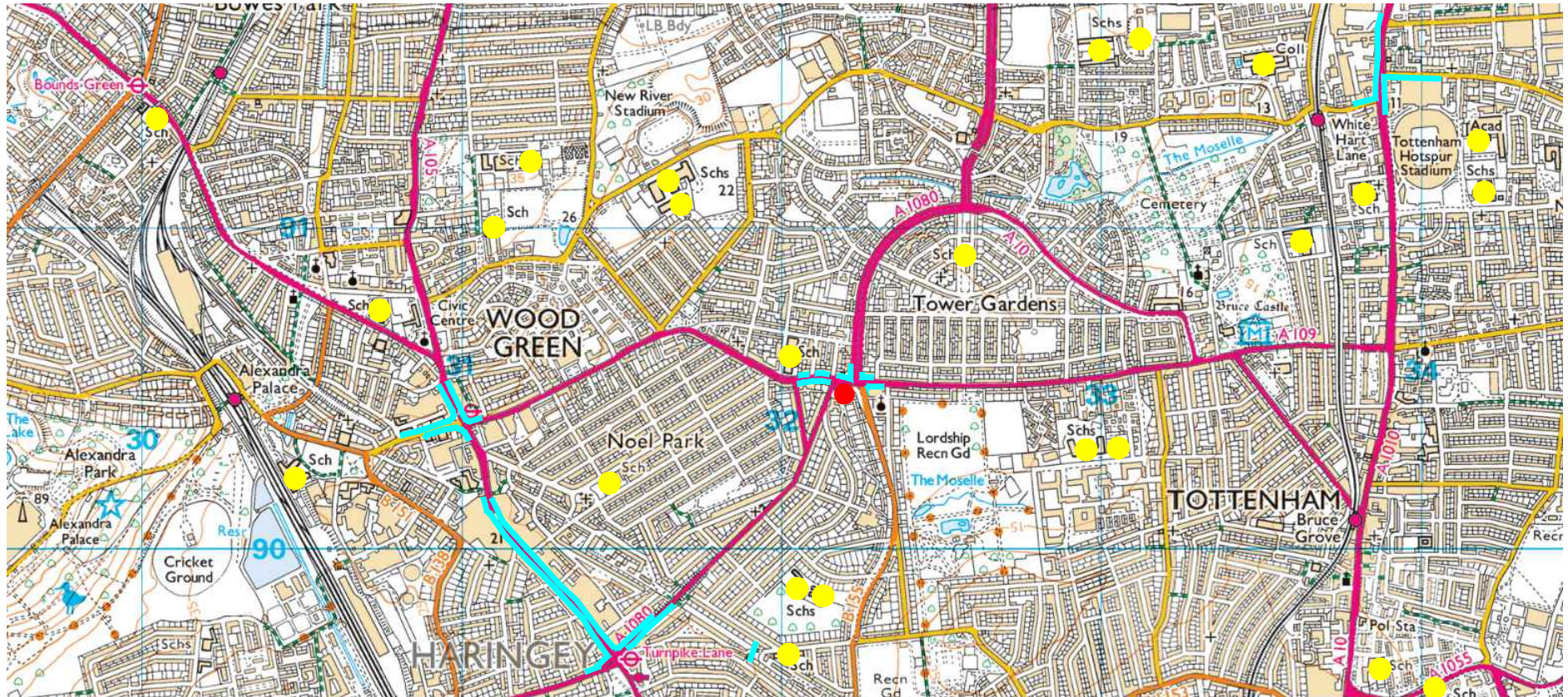
SCHOOL / EDUCATION



RETAIL

P1	Initial Issue	07.03.23 JBr
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 PATRICK PARSONS T. +44 (0)1276 700 400 E. info@patrickparsons.co.uk W. www.patrickparsons.co.uk	Client Ivorystone Investments Ltd	Drawing Local Context	Scales 1:2500	Drawn JBr March 2023	Checked CV
	Project 422 - 435 Lordship Lane, Wood Green, London, N22 5DH		Drawing No. LOR-PPC-00-XX-DR-C-0001	Rev. P1	



P1	Initial Issue	07.03.23 JBr
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 PATRICK PARSONS T. +44 (0)1276 700 400 E. info@patrickparsons.co.uk W. www.patrickparsons.co.uk	Client Ivorystone Investmenets Ltd Project 422 - 435 Lordship Lane, Wood Green, London, N22 5DH	Drawing Regional Context	Scales 1:25000	Drawn JBr March 2023	Checked CV
			Drawing No. LOR-PPC-00-XX-DR-C-0002	Rev. P1	

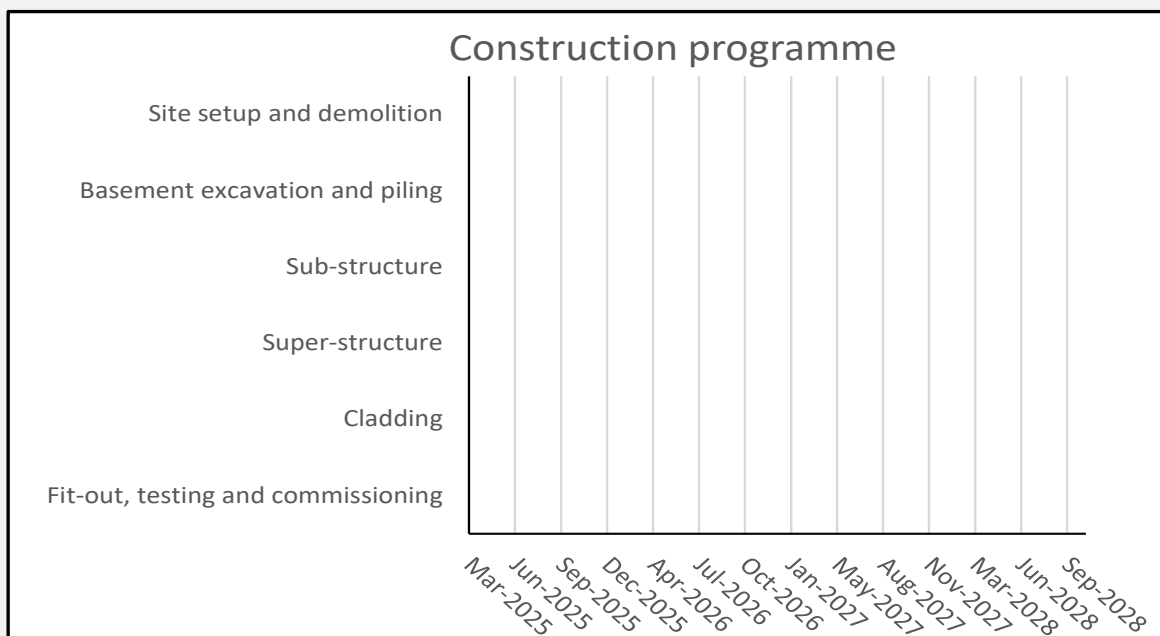
Appendix E

TfL CLP Output



CONSTRUCTION PROGRAMME OVERVIEW

Construction phase	Start	End
Site setup and demolition	Jun-2023	Oct-2023
Basement excavation and piling	Jun-2023	Oct-2023
Sub-structure	Nov-2023	Mar-2024
Super-structure	Mar-2024	Aug-2024
Cladding	Jul-2024	Oct-2024
Fit-out, testing and commissioning	May-2024	Nov-2024



NO. OF VEHICLES IN PEAK PHASE (EX. OTHER PHASES)

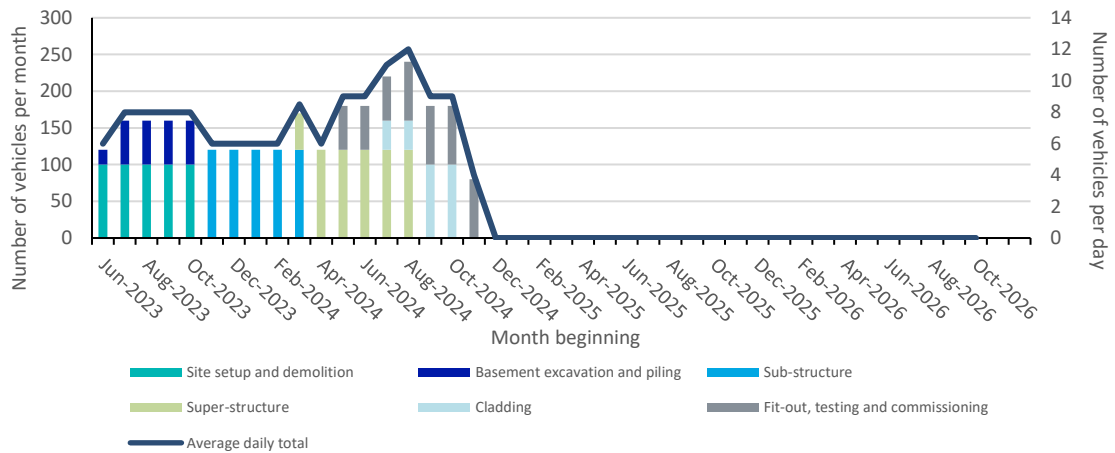
Construction phase	Period of stage	No. of trips (monthly)	Peak no. of trips (daily)
Site setup and demolition	Q2 2023 - Q4 2023	100	5
Super-structure	Q1 2024 - Q3 2024	120	6
Cladding	Q3 2024 - Q4 2024	100	5
Fit-out, testing and commissioning	Q2 2024 - Q4 2024	80	4
Peak period of construction	Q3 2024 - Q3 2024	240	12

NO. OF VEHICLES IN PEAK PHASE (INC. POSSIBLE OVERLAP OF SUBSEQUENT PHASES)

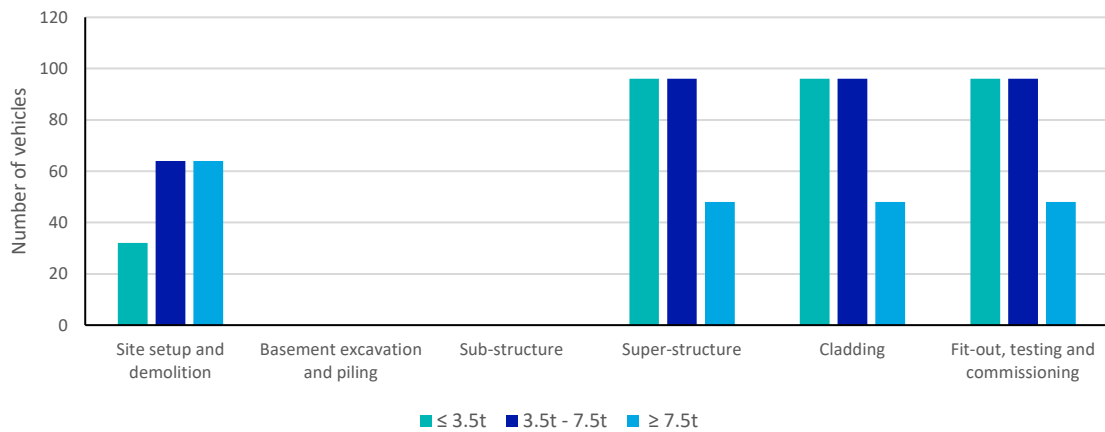
Construction phase	Period of stage	No. of	Peak no. of trips
Basement excavation and piling	Q2 2023 - Q4 2023	160	8
Sub-structure	Q4 2023 - Q1 2024	170	9
Super-structure	Q1 2024 - Q3 2024	240	12
Cladding	Q3 2024 - Q4 2024	240	12
Fit-out, testing and commissioning	Q2 2024 - Q4 2024	240	12



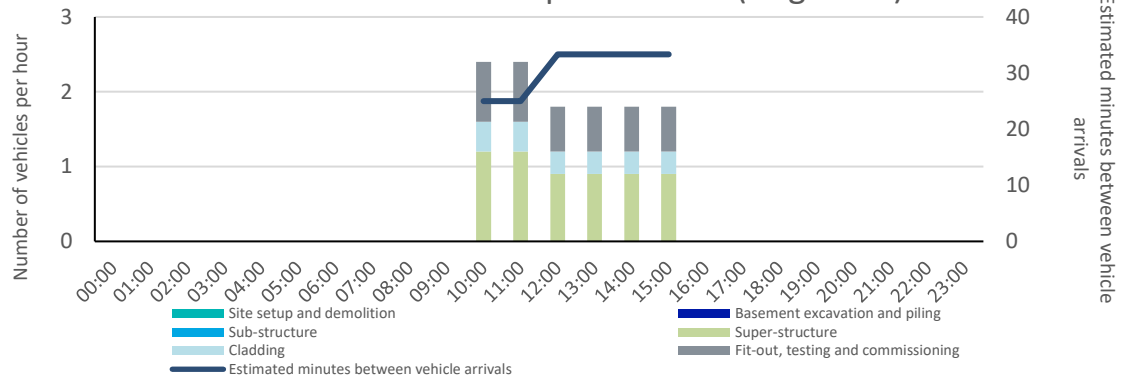
Total number of vehicles through construction programme



Number of vehicles by types during peak of phase

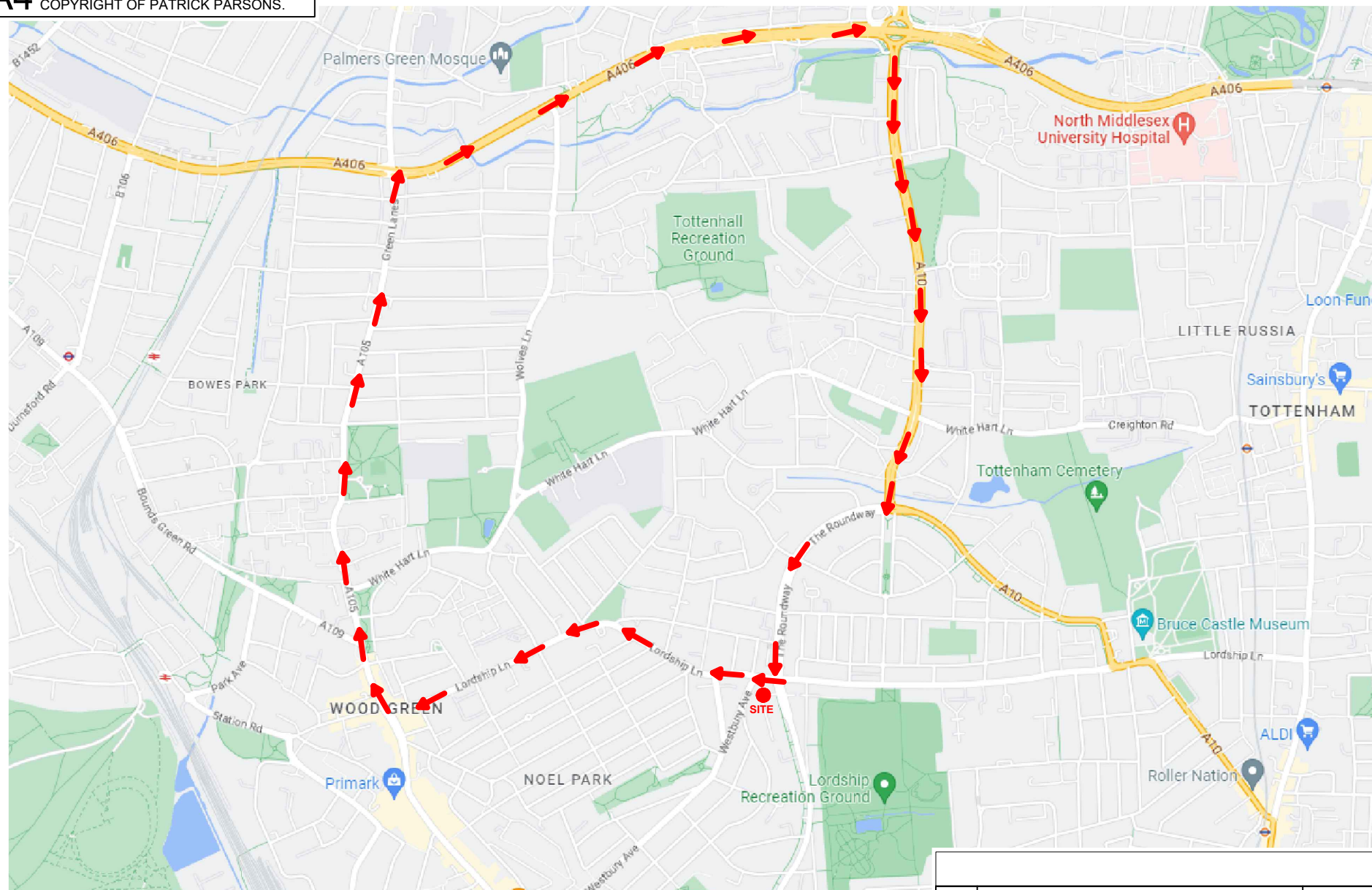


Number of vehicles in peak month (Aug-2024)



Appendix F

Construction Vehicle Routes

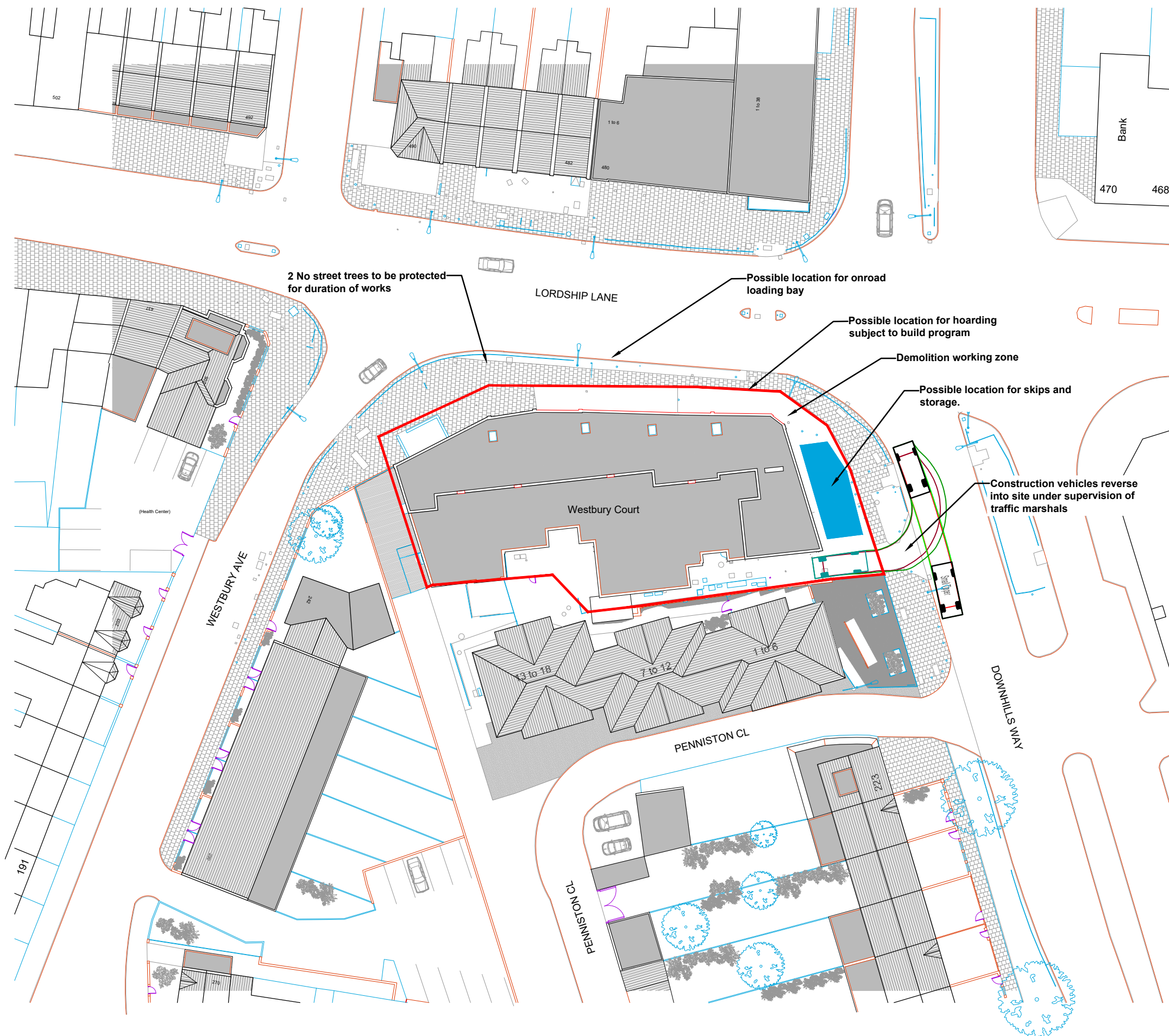


P1	Initial Issue	07.03.23 JBr
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 PATRICK PARSONS T. +44 (0)1276 700 400 E. info@patrickparsons.co.uk W. www.patrickparsons.co.uk	Client Ivorystone Investements Ltd	Drawing Construction Vehicles Route	Scales NTS	Drawn JBr March 2023	Checked CV
	Project 422 - 435 Lordship Lane, Wood Green, London, N22 5DH		Drawing No. LOR-PPC-00-XX-DR-C-0003	Rev. P1	

Appendix G

General Construction Layout



GENERAL NOTES

- 1.1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PPCE GROUP LTD.
- 1.2. DO NOT SCALE FROM THIS DRAWING.
- 1.3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.

P1	INITIAL ISSUE.					
	JBr	13.03.23	CV	13.03.23	CV	13.03.23

REV.	REVISION NOTE/COMMENT					
	DRW BY	DATE	CCK BY	DATE	APP BY	DATE



Satelliet house, 2 Nexus Park
Lysons Avenue, Ash Vale
Guildford
GU12 5QE
United Kingdom

T. +44 01276 700 400
E. info@patrickparsons.co.uk
W. www.patrickparsons.co.uk

Client
Ivorystone Investments Ltd

Project
**422-435 Lordship Lane, Wood
Green, London, N22 5DH**

Drawing
General Construction Layout

Drawn JBr	Date March 2023
Patrick Parsons Project No. 11513	Scale @ A3 1:500

Status Description INFORMATION	S2
Drawing No. (project-originator-volume-level-type-role-number) LOR-PPC-00-XX-DR-C-0004	Revision P1

UK Locations

Ash Vale
Birmingham
London
Wakefield

