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**Cannon Factory & Ashley House
Certificate of Lawful Existing
Use or Development**

02 June 2023

LICHFIELDS

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1.0 Introduction

- 1.1 Please find enclosed an application made to the London Borough of Haringey (LBH) for a Certificate of Lawful Existing Use or Development (CLEUD), submitted on behalf of our client Notting Hill Home Ownership (NHHO) in relation to the development at the Cannon Factory Ashley House site (ref. HGY/2016/4165). This application is made pursuant to Section 191(1)(b) of the Town and Country Planning Act 1990 (as amended) and seeks to confirm that the planning permission has been lawfully implemented.
- 1.2 A parallel CLEUD application is being pursued by the applicant for the neighbouring Ashley Park development which was implemented concurrently (appeal ref. APP/Y5420/W/19/3232707; LBH planning application ref. HGY/2019/0108).
- 1.3 The application comprises:
- 1 Completed application form;
 - 2 Cover letter;
 - 3 This planning statement including planning assessment;
 - 4 Background documents and evidence of the implementation of planning permission HGY/2016/4165 (Appended to this report); as follows:
 - a Appendix 1: Outline planning permission decision notice ref. HGY/2016/4165
 - b Appendix 2: Reserved Matters Application decision notice ref. HGY/2018/2353
 - c Appendix 3: Decision notice for application ref. HGY/2023/0478 (Phasing)
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 - f Appendix 6: Decision notice for application ref. HGY/2023/0142 (Air quality management plan)
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 - p Appendix 16: Demolition Plan (drawing ref. no ref no. 1824-JMP-02-XX-DR-A-1001)
- 5 Site Location Plan (drawing ref. 1824-JMP-02-XX-DR-A-0001 Rev A).

2.0 Background

- 2.1 The application site comprises a 1.03ha area of land, including both the Cannon Factory and Ashley House development parcels within the wider Ashley Road Masterplan area. Prior to the demolition works which form the basis of the CLEUD application, the Cannon Factory (located in the north-eastern corner of the masterplan) was occupied by the existing two storey factory building and the Ashley House site (located in the south-western corner) was occupied by a two-storey building, located along the western boundary of the site, a low-rise industrial building and a yard space with areas for car parking.
- 2.2 Outline planning permission (ref. HGY/2016/4165) was granted on 02 May 2018. The decision notice is provided at Appendix 1. This granted planning permission for:
- “Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.”*
- 2.3 Subsequently, a Reserved Matters Application (RMA) was submitted (ref. HGY/2018/2353) and approved on 14 November 2018. The decision notice is provided at Appendix 2. This granted planning permission for:
- “Reserved Matters of appearance, landscaping, layout scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle park realm, landscaped amenity space, car and cycle parking and all associated works. An Environmental n Environmental Statement was submitted with the outline planning application”.*

3.0

Pre-commencement Requirements

Conditions

3.1

Several conditions were required to be discharged prior to the commencement of development. The decision notices are attached for completeness at Appendices 3-7. These were discharged as follows:

Table 3.1 Pre-commencement conditions

Condition	Condition wording	Application for discharge	Date of discharge	Decision notice Appendix to this letter
3) Phasing	No part of the development hereby permitted shall be commenced unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently. The phasing strategy shall include details of: 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan; 2. the quantum, tenure and location of affordable housing to be provided in that phase of the development; 3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 4. infrastructure, including the capacity of shared energy infrastructure for that phase; 5. the principles of waste / refuse and servicing for that phase; and 6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy. The Development shall only commence in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.	HGY/2023/0478	05/03/23	Appendix 3
22) Tree protection	No development shall commence until all those trees to be retained, as indicated in the Tree Protection Plans (2931- ARB-03 Rev B) (April 2017), have been protected by secure,	HGY/2022/4472	28/03/23	Appendix 4

Condition	Condition wording	Application for discharge	Date of discharge	Decision notice Appendix to this letter
	stout, exclusion fencing erected at the recommended distance for the Root Protection Areas (RPA), in accordance with BS 5837: 2012 Trees in Relation to Design, Demolitions and Construction. Any works connected with the approved scheme within the RPA shall be carried out under the supervision of the Arboricultural Consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access within the RPA. The Local Planning Authority shall be given not less than two weeks' prior written notice by the developer of the commencement of works on the site in order that the council may verify via a site meeting attended by all interested parties to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas. The tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site. All construction works within the root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.			
24) Construction Environmental Management Plan	Prior to the commencement of development a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): i) The identification of stages of works; ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements;	HGY/2022/4407	27/03/23	Appendix 5

Condition	Condition wording	Application for discharge	Date of discharge	Decision notice Appendix to this letter
	vi) Details of any acoustic hoarding; ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x) Details of external lighting (b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion. The works shall only be carried out in accordance with an approved CEMP.			
26) Air Quality Management Plan	Prior to the commencement of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.	HGY/2023/0142	13/03/23	Appendix 6
28) Construction Logistics Plan (demolition phase 0 only)	No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details: i) Update to the Construction Logistics Plan prepared by WSP Parsons Brinkerhoff dated December 2016 to include phased development; ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii) Site access and car parking arrangements; iv) Delivery booking systems;	HGY/2023/0342 (Phase 0 only)	05/04/23	Appendix 7

Condition	Condition wording	Application for discharge	Date of discharge	Decision notice Appendix to this letter
	v) Construction phasing and agreed routes to/from the development replace lorry routing; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) 10.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction.			

Source:

3.2 A Section 96a Non-Material Amendment application (ref. HGY/2022/4230) was submitted and approved by the Council on 3 March 2023, to amend the trigger of the following pre-commencement conditions:

- 18: Site levels
- 19: Access details
- 20: Drainage strategy
- 23: Water supply

3.3 The decision notice is provided at Appendix 8. The wording of the amended condition enabled the demolition works undertaken at the site to occur prior to discharge of each condition.

3.4 All other conditions are to be discharged following implementation of the permission, or demolition is 'carved out' of the trigger point for the condition. As such, all pre-commencement conditions have been complied with and no condition precedent remains outstanding.

CIL

3.5 The necessary CIL forms were submitted and acknowledged or approved prior to commencement of development. The relevant forms and correspondence are listed below and attached at Appendices 9-12:

Table 3.2 CIL form completed

CIL Form	Submission to Council	Confirmation/acknowledgement from Council
CIL Form 2: Assumption of Liability	Notting Hill Home Ownership (NHHO) assumed liability for the development with an Assumption of Liability Form submitted to the Council via email on 5 April 2023 (Appendix 9).	The Assumption of Liability was acknowledged by the Council's CIL team via email on 5 April 2023 (Appendix 10).

CIL Form	Submission to Council	Confirmation/acknowledgement from Council
CIL Form 6: Commencement Notice	A Commencement Notice for demolition Phase 0 of the development only was submitted on behalf of NHHO to the Council via email on 6 April 2023 (Appendix 11), stating the Commencement Date of 13 April 2023.	The Commencement Date for demolition Phase 0 of the development only was acknowledged by the Council's CIL team via email on 11 April 2023 (Appendix 12).

- 3.6 No Demand Notice is required to be issued for the demolition Phase 0 because, as stated on the Liability Notice for this phase, the liability is £0 (zero). The relevant Liability Notice is provided for reference at Appendix 9.
- 3.7 All pre-commencement CIL matters have been agreed appropriately with Officers to enable demolition Phase 0 to commence.
- 3.8 CIL Form 10: Charitable and/or Social Housing Relief Claim is not required to be submitted at this time as only demolition Phase 0 is commenced. Commencement Notices for the construction phases will be issued at the appropriate time in due course, prior to the commencement of any future phases. Social Housing Relief will be claimed on a phased basis at the relevant time.

Section 106 obligations

- 3.9 The Section 106 agreement (02 May 2018) confirms that demolition is 'carved out' of the definition of the implementation of development for the purposes of the S106 only, as it forms one of the list of Excluded Works. The relevant S106 definitions are included at Appendix 13 for reference.
- 3.10 Therefore, no S106 obligations were required to be discharged prior to demolition. All obligations will be progressed or complied with at the appropriate time.

4.0 Implementation of the Permission

- 4.1 Following the approval of all relevant pre-commencement conditions and completion of the CIL process (as detailed above), demolition works began on site by approved contractors, Hill Partnerships Ltd.
- 4.2 A large area of the Ashley House east-west building was identified as the starting point in order to begin demolition safely. The works required the demolition of brickwork, demolition of corrugated walls, dismantling of roller shutters and removal of windows. This work commenced on 13 April 2023 and is ongoing. Substantial demolition work was therefore undertaken prior to the expiry of planning permission HGY/2016/4165 on 02 May 2023. Each of the demolition operations removed a substantial amount of material from the buildings. The demolition works and associated operations are illustrated in the time and date stamped photos of the demolition taking place, included at Appendix 14.
- 4.3 Information on the demolition works to be undertaken was shared with Officers prior to the demolition contractors starting the work on site. As outlined above, the demolition work then commenced on 13 April 2023 as evidenced on the site photos; the works were clearly instructed within the contracts between NHHO and contractors Hill Partnerships Ltd, included at Appendix 15.

5.0 **Certificate of Lawful Existing Use or Development (CLEUD) Application**

5.1 A Certificate of Lawful Existing Use or Development (CLEUD) is sought to demonstrate that the demolition of the building located at the site set out above has occurred lawfully and thus planning permission ref. HGY/2016/4165 has been lawfully implemented.

5.2 We set out below our assessment of the implementation of the development which occurred on the date of 13 April 2023 in accordance with the CIL Commencement Notice dated and submitted to the Council via email on 6 April 2023 (Appendix 11), ahead of the expiry of the planning permission on 02 May 2023.

Planning Legislation and Guidance

5.3 The Planning Practice Guidance (2021) states the following:

“Article 39 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 specifies the contents of an application and how it must be submitted. There is a different application form for each type of certificate, but either type must be accompanied by sufficient factual information/evidence for a local planning authority to decide the application...” (Paragraph: 005 Reference ID: 17c-005-20140306).

5.4 Section 191 of the TCPA 1990 (as amended) allows applications to the Local Planning Authority for the issue of Lawful Development Certificates for existing use. The test in the current application is whether 'on the balance of probabilities' it has been demonstrated that the planning permission to the application site has been lawfully implemented in accordance with Section 56 of the Town and Country Planning Act 1990.

5.5 To confirm that the permission has been implemented lawfully, the following considerations are relevant:

- 1 Are the works undertaken on site a material operation, as defined by s.56(2) and s.56(4) of the TCPA 1990 (as amended)?;
- 2 Are the works carried out part of the authorised development granted under the relevant Planning Permission?; and
- 3 Were the material operations undertaken carried out prior to the relevant deadline for implementing the permission?

5.6 A “material operation” is defined in section 56(4) as (our emphasis):

- a) any work of construction in the course of the erection of a building;
- **[aa) any work of demolition of a building;]**
- b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;
- c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);
- d) any operation in the course of laying out or constructing a road or part of a road;

- e) any change in the use of any land which constitutes material development.

5.7 There is no further statutory guidance on what constitutes demolition. However, case law principles provide that:

- 1 if the work carried out is referable to the permission, the extent of that work is irrelevant, provided it is more than *de minimis*; and
- 2 where a planning permission expressly includes demolition, then works of demolition are sufficient to determine when development begins.

5.8 In this case, the description of development on the planning permission specifically refers to “*Demolition of the existing buildings at Ashley House and Cannon Factory...*”.

5.9 The information presented below (and enclosed) is considered sufficient to describe the nature of the demolition works carried out to lawfully implement the permission and meet the above tests.

6.0 Assessment

6.1 As outlined above, to confirm that the permission has been implemented lawfully, the following considerations are relevant:

- 1 Are the works undertaken on site a material operation, as defined by s.56(2) and s.56(4) of the Town and Country Planning Act 1990 (“the Act”)?;
- 2 Are the works carried out part of the authorised development granted under the relevant Planning Permission?; and
- 3 Were the material operations undertaken carried out prior to the relevant deadline for implementing the permission?

Material Operation

6.2 In order for the works (in this case, demolition) to constitute development under s.56(4) of the Town and Country Planning Act 1990, it needs to be ‘more than *de minimis*’.

6.3 The supporting documents include time/date stamped photographs of the works undertaken (see Appendix 14). As set out in Section 4, demolition works at the Ashley House east-west building has included demolition of brickwork, demolition of corrugated walls, removal of windows and dismantling of roller shutters.

6.4 Each of these operations removed a substantial amount of material from the buildings leaving them no longer usable. These works are each material operations that would themselves require planning permission if not comprised within the scope of the planning permission that has been granted at the site. The works were also required to be undertaken by contracted builders and therefore constitute material operations that could not simply be undertaken by an unqualified or non-professional person.

6.5 As such, it is clear that these are significantly more than *de minimis*, and each, considered independently, would constitute a material operation.

6.6 With such a scale of intervention at the site, it is clear that the works undertaken comprise a material operation consistent with the requirements of Section 56(4, aa) of the Act (i.e. “*any demolition of a building*”).

Consistent with the Approved Scheme

6.7 The second assessment criterion is that the works carried out were part of the authorised development.

6.8 As above, the description of development specifically refers to “*Demolition of the existing buildings at Ashley House and Cannon Factory...*”. Therefore, the planning permission allows for demolition of the existing buildings on site.

6.9 A demolition plan was also approved, as set out in Condition 6 of the decision notice. Drawing ref no. 1824-JMP-02-XX-DR-A-1001 (see Appendix 16) shows the extent of existing buildings at the site to be demolished and includes the Ashley House east-west building. As demonstrated in the photographs provided, demolition works were carried out

on the existing Ashley House east-west building, as identified for demolition in the approved demolition plan.

- 6.10 As such, the material operations carried out are consistent with the approved development and so are authorised to be carried under the relevant planning permission ref. HGY/2016/4165.

Timing

- 6.11 Outline planning permission ref. HGY/2016/4165 was granted on 02 May 2018. Condition 4:

“All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a *The expiration of five years from the date of this permission OR*
- b *The expiration of two years from the final date of approval of any of the reserved matters.”*

- 6.12 As above, a RMA (ref. HGY/2018/2353) was submitted and approved on 14 November 2018. Therefore, point a above applies and the planning permission expires on 02 May 2023.

- 6.13 The supporting documentation at Appendices 14 and 15 include date stamped photographs and contracts/ correspondence between NHHO and the demolition contractor. These documents demonstrate definitively that the material operations were commenced by NHHO on 13 April 2023, in advance of the planning permission’s ‘expiry’ on the 02 May 2023. Therefore, the material operations were carried out prior to the relevant deadline for implementing the planning permission.

Summary

- 6.14 In summary, planning permission exists for development at the site, relevant pre-commencement conditions were discharged or formally amended to allow demolition works to be undertaken prior to their submission/approval and CIL forms were submitted and a commencement date confirmed with LBH. The demolition works fall within the definition of a material operation and constitute works comprised within the development granted under the relevant planning permission. These works demonstrably took place on 13 April 2023, the committed commencement date on CIL Form 6, prior to the expiry of the planning permission on 02 May 2023. Evidence is provided in the appendices to this report to confirm these facts. As such, planning permission HGY/2016/4165 has been lawfully implemented.

7.0 Conclusion

- 7.1 This application seeks a CLEUD to confirm the commencement of the development at the Cannon Factory Ashley House site in Tottenham Hale (ref. HGY/2016/4165).
- 7.2 Planning permission was granted at the site (ref. HGY/2016/4165) on 02 May 2018, for:
“Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.”
- 7.3 Subsequently, a Reserved Matters Application (RMA) was submitted (ref. HGY/2018/2353) and approved on 14 November 2018.
- 7.4 Relevant pre-commencement conditions have been discharged or formally amended to allow demolition works to be undertaken prior to their submission/approval. CIL forms were submitted, and a commencement date of 13 April was confirmed with LBH.
- 7.5 Demolition works comprising the demolition of brickwork, demolition of corrugated walls, dismantling of roller shutters and removal of windows at the Ashley House east-west building were progressed on 13 April 2023 prior to the expiry of the permission on 02 May 2023. These works demonstrably fall within the definition of a material operation and constitute works comprised within the development granted under the relevant planning permission.
- 7.6 For the reasons outlined in this report and as evidenced in the accompanying appendices, planning permission HGY/2016/4165 has been lawfully implemented. This application for a CLEUD should therefore be granted at the earliest opportunity to formally confirm the development’s lawful implementation.

**Appendix 1 - Outline planning permission
decision notice ref.
HGY/2016/4165**

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Ben Kelway
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

On behalf of
Notting Hill Home Ownership Ltd
C/O Agent

Planning Application Reference No. **HGY/2016/4165**

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

NOTICE OF PLANNING PERMISSION

Location: **Cannon Factory and Ashley House, Ashley Road, N17**

Proposal: **Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application).**

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 20/12/2016 and drawing numbers:

Plans and Drawing Number: Site Location 1824-JMP-02-XX-DR-A-0001 Rev A; Planning Application Boundary 1824-JMP-02-00-DR-A-0002 Rev C; Site Location (proposed buildings shown) 1824-JMP-02-XX-DR-A-0003 Rev C; Demolition Plan 1824-JMP-02-XX-DR-A-1001; Existing Ground Levels 1824-JMP-02-XX-DR-A-1002 Rev A; Building Footprints - Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0004 Rev E; Building Heights - Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0005 Rev G; Access Parameters (existing context) 1824-JMP-02-XX-DR-A-0006 Rev E; Land Use Parameters - Ground Floor (existing context) 1824-JMP-02-00-DR-A-0007 Rev E; Land Use Parameters - First Floor (existing context) 1824-JMP-02-01-DR-A-0008 Rev D; Land Use Parameters - Typical Upper Floor (existing context) 1824-JMP-02-02-DR-A-0009 Rev F; Proposed Ground and Floor Levels (existing context) 1824-JMP-02-00-DR-A-0017 Rev C; Use Frontage Ground Floor (existing context) 1824-JMP-02-00-DR-A-0018 Rev A; Landscape Parameters Ground Level (showing existing context across the Ashley Road South Masterplan) 449-101 Rev 02; Landscape Parameters Upper/Roof Level (showing existing context across the Ashley Road South Masterplan) 449-103 Rev 02. Documents: Planning Statement; prepared by Lichfields; Design and Access Statement incorporating Landscape Strategy (Amended April 2017), Design Guidelines (Amended April 2017) & Introduction to the Ashley Road South Masterplan prepared by John McAslan + Partners; Equalities Impact Assessment prepared by Lichfields; Health Impact Assessment prepared by Lichfields; Arboricultural Impact Assessment and Method Statement (Amended April 2017) prepared by WSP Parsons Brinckerhoff; Statement of Community Involvement, prepared by Belgrave Communications; Framework Travel Plan prepared by WSP Parsons Brinckerhoff; Development Specification (Amended April 2017); Sustainable Design and Energy Statement prepared by WSP Parsons Brinckerhoff (Amended April 2017); Affordable Housing & Viability Statement prepared by Jones Lang LaSalle; Construction Logistics Plan prepared by WSP Parsons Brinckerhoff; Delivery and Servicing Plan prepared by WSP Parsons Brinckerhoff; PERS Audit prepared by WSP Parsons Brinckerhoff. Supplementary Environmental Statement (April 2017) incorporating:

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

Planning Service

Emma Williamson Assistant Director Planning Service

- Townscape and Visual Impact Assessment;
- Transport;
- Daylight, Sunlight and Overshadowing;
- Socio-Economic Effects;
- Built Heritage
- Environmental Wind;
- Air Quality;
- Noise and Vibration;
- Ground Conditions and Contamination Impact;
- Water Resources and Flood Risk;
- Ecology and Nature Conservation;
- Cumulative Assessment.

SEE SCHEDULE OF CONDITIONS ATTACHED



Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

02/05/2018

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.
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.

Planning Service

Emma Williamson Assistant Director Planning Service

HGY/2016/4165

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

1.	Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping) This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters: (a) appearance; (b) landscaping; (c) layout; (d) scale; and (e) access Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars. For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements are not approved. Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.
2.	PRIOR TO RESERVED MATTERS APPROVAL - Affordable Housing Strategy Prior to the determination of Reserved Matters application an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to the provision of a minimum of 50% Affordable Housing. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include: i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; iii. The timing of the construction of the affordable housing; iv. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.

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3.	PRE-COMMENCEMENT - Phasing strategy & details No part of the development hereby permitted shall be commenced unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently. The phasing strategy shall include details of: 1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan; 2. the quantum, tenure and location of affordable housing to be provided in that phase of the development; 3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase; 4. infrastructure, including the capacity of shared energy infrastructure for that phase; 5. the principles of waste / refuse and servicing for that phase; and 6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy. The Development shall only commence in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time. Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
4.	COMPLIANCE - Time limits for Reserved Matters All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect: a) The expiration of five years from the date of this permission OR b) The expiration of two years from the final date of approval of any of the reserved matters. Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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5.	COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications) Each application for the approval of Reserved Matters submitted pursuant to condition 1 shall contain such information set out below as is relevant to the application. • A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Guidelines (April 2017) Access • A report and plans detailing layout including parking areas, servicing areas and plant areas; Landscaping • Details of the proposed hard and soft landscaping intention for the reserved matters area. These details shall accord with the proposals contained in the Design Guidelines dated April 2017. Appearance • Details of rooftop and roofscape in accordance with Design Guidelines (April 2017). Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and emerging Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
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6.	COMPLIANCE - Development in Accordance with Approved Drawings and Documents 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. a) Development Specification (Revised April 2016); b) Design Guidelines (April 2017) c) The following plans: The approved plans comprise drawing no's: Site Location 1824-JMP-02-XX-DR-A-0001 Rev A; Planning Application Boundary 1824-JMP-02-00-DR-A-0002 Rev C; Site Location (proposed buildings shown) 1824-JMP-02-XX-DR-A-0003 Rev C; Demolition Plan 1824-JMP-02-XX-DR-A-1001; Existing Ground Levels 1824-JMP-02-XX-DR-A-1002 Rev A; Building Footprints – Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0004 Rev E; Building Heights – Maximum Parameters (existing context) 1824-JMP-02-XX-DR-A-0005 Rev G; Access Parameters (existing context) 1824-JMP-02-XX-DR-A-0006 Rev E; Land Use Parameters – Ground Floor (existing context) 1824-JMP-02-00-DR-A-0007 Rev E; Land Use Parameters – First Floor (existing context) 1824-JMP-02-01-DR-A-0008 Rev D; Land Use Parameters – Typical Upper Floor (existing context) 1824-JMP-02-02-DR-A-0009 Rev F; Proposed Ground and Floor Levels (existing context) 1824-JMP-02-00-DR-A-0017 Rev C; Use Frontage Ground Floor (existing context) 1824-JMP-02-00-DR-A-0018 Rev A; Landscape Parameters Ground Level (showing existing context across the Ashley Road South Masterplan) 449-101 Rev 02; Landscape Parameters Upper/Roof Level (showing existing context across the Ashley Road South Masterplan) 449-103 Rev 02. Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.
7.	COMPLIANCE - Environmental Statement All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated December 2016 and the Supplementary Environmental Statement dated April 2017. Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

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8.	COMPLIANCE - Environmental Statement: Reserved Matters Applications Each reserved matters approval shall be preceded by the adoption of an EIA screening opinion by the LPA; I. if it is demonstrated that an application for reserved matters approval is not likely to give rise to any additional significant environmental effects in comparison with the Development as approved by this Permission and assessed in the Environmental Statement, a further environmental statement shall not be required; II. where an application for reserved matters approval would be likely to have significant environmental effects, as screened and agreed by the Council prior to the submission of any such application, that application will be accompanied by an Environmental Statement assessing the likely significant effects of the details applied for. Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement and to accord with the Environmental Impact Assessment Regulations (2017).																				
9.	COMPLIANCE - Quantum of Development The total quantum of built floorspace across the Development shall not exceed 265 residential units and 3,600 square metres (GEA) of non-residential floorspace. The development hereby permitted shall comply with the following amounts unless otherwise permitted: <table><tr><th>Building</th><th colspan="2">Non-residential floorspace (A1/A3/B1/D1)</th><th>Residential units</th></tr><tr><td></td><td>Maximum</td><td>Minimum</td><td></td></tr><tr><td>Building 2/2A</td><td>Up to 725sqm (GIA)</td><td>600sqm (GIA)</td><td>Up to 97 units</td></tr><tr><td>Building 3</td><td>Up to 2,565sqm (GIA)</td><td>2000sqm (GIA)</td><td>Up to 168 units</td></tr><tr><td>Total</td><td>Up to 3,290 sqm (GIA)</td><td>3,000sqm (GEA) Up to 2,600 sqm (GIA)</td><td>Up to 265 units</td></tr></table> Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.	Building	Non-residential floorspace (A1/A3/B1/D1)		Residential units		Maximum	Minimum		Building 2/2A	Up to 725sqm (GIA)	600sqm (GIA)	Up to 97 units	Building 3	Up to 2,565sqm (GIA)	2000sqm (GIA)	Up to 168 units	Total	Up to 3,290 sqm (GIA)	3,000sqm (GEA) Up to 2,600 sqm (GIA)	Up to 265 units
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Total	Up to 3,290 sqm (GIA)	3,000sqm (GEA) Up to 2,600 sqm (GIA)	Up to 265 units																		

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10.	COMPLIANCE – LAND USE (Community) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the community space at ground floor level in Building 2 hereby permitted shall only be used for any D1 excluding a church or place of worship and for no other purpose unless otherwise agreed by the Local Planning Authority or any use permitted by the above order. Reason: In order to secure the Council's placemaking objectives in pursuance of Local Plan policies SP11 and London Plan Policies 3.16 relating to community and social infrastructure.
11.	COMPLIANCE – LAND USE (Retail) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the non-residential space shall not exceed 450sqm in respect of Class A1 use and 300sqm in respect of Class A3 use hereby permitted unless otherwise agreed by the Local Planning Authority or any use permitted by the above order. Reason: In order to bring the proposal into line with the mixed-use employment-led policy DM38 which requires the maximum viable re-provision of employment floorspace.
12.	COMPLIANCE - Development in Conformity with Energy Statement The development hereby approved shall be constructed and delivered to the U-values set out in the document Sustainable Design, Energy and Construction Statement prepared by WSP Parsons Brinckerhoff dated April 2017 (and appended to the Planning Statement dated April 2017), and any energy strategy document thereafter approved, and the development shall achieve a minimum carbon reduction of 10% beyond Building Regulations 2013. Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
13.	COMPLIANCE - Land Contamination – Part C Where remediation of contamination on the site is required, as identified by condition 24 Part B, 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. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

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14.	COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management) Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant. Reason: to protect the amenity of the locality.
15.	COMPLIANCE – Accessibility The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated April 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015). Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.
16.	COMPLIANCE - Compliance with London Housing Design Standards The development shall comply with the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the draft London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units. Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.
17.	COMPLIANCE - Individual Satellite dishes or television antennas precluded The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the condition (Central Dish/Receiving System). Reason: to protect the amenity of the locality.

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	PRE COMMENCEMENT
18.	PRE COMMENCEMENT - Confirmation of Site Levels Prior to the commencement of the development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority. Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
19.	PRE COMMENCEMENT – ACCESS DETAILS Prior to the commencement of the development (except demolition works) the following access details shall be submitted to and approved by the Local Planning Authority. 1) Detailed plans and drawings including such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. 2) A report and plans detailing layout including parking areas, servicing areas and plant areas; and 3) A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition; Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
20.	PRE COMMENCEMENT Drainage Strategy (Thames Water) Development, excluding demolition and site preparation works, shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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21.	PRE COMMENCEMENT - Archaeology (Written Scheme of Investigation) No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and: a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. b. The programme for post investigation assessment c. Provision to be made for analysis of the site investigation and recording d. Provision to be made for publication and dissemination of the analysis and records of the site investigation e. Provision to be made for archive deposition of the analysis and records of the site investigation f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority. No development shall take place within the area indicated until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
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22.	PRE COMMENCEMENT - Tree protection meeting (pre-commencement) No development shall commence until all those trees to be retained, as indicated in the Tree Protection Plans (2931-ARB-03 Rev B) (April 2017), have been protected by secure, stout, exclusion fencing erected at the recommended distance for the Root Protection Areas (RPA), in accordance with BS 5837: 2012 Trees in Relation to Design, Demolitions and Construction. Any works connected with the approved scheme within the RPA shall be carried out under the supervision of the Arboricultural Consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access within the RPA. The Local Planning Authority shall be given not less than two weeks' prior written notice by the developer of the commencement of works on the site in order that the council may verify via a site meeting attended by all interested parties to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas. The tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site. All construction works within the root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist. Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
23.	PRE-COMMENCEMENT – Water supply (Thames Water) Prior to the commencement of development, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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24.	PRE- COMMENCEMENT - Construction Environmental Management Plan Prior to the commencement of development a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): i) The identification of stages of works; ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements; vi) Details of any acoustic hoarding; ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); x) Details of external lighting b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion. The works shall only be carried out in accordance with an approved CEMP. Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
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25.	PRE COMMENCEMENT - Land Contamination – Part A and B Land Contamination – Part A and B Before development commences other than for investigative work: Using the information from Chapter L of the Environmental Statement dated December 2016) a land contamination site investigation shall be designed for the site. 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:- 1. a risk assessment to be undertaken, 2. refinement of the Conceptual Model, and 3. 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. B) If the updated 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 the potential effects set out in Section L5 of the Environmental Statement dated December 2016, 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. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
26.	PRE COMMENCEMENT - Details of AQDMP (Dust) Prior to the commencement of the development an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development. Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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27.	PRE COMMENCEMENT OF SUPERSTRUCTURE - Waste Management Scheme Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (Prepared by WSP Parsons Brinckerhoff dated December 2016) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority. The updated scheme shall address: 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) The cost implications of collection frequency to future occupiers 3) The management of waste on site, including bin rotation and storage layout 4) The collection storage areas The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
28.	PRE COMMENCEMENT - Updated Construction Logistics Plan No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details: i) Update to the Construction Logistics Plan prepared by WSP Parsons Brinckerhoff dated December 2016 to include phased development; ii) Monitoring and joint working arrangements across Ashley Road South Masterplan area; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the development replace lorry routeing; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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29.	PRE- COMMENCEMENT - Bus Stands Prior to the commencement of the development (excluding demolition works) a report and plans detailing the location and arrangements for delivering the replacement of the bus stand on Ashley Road and the bus stand on Burdock Road shall be submitted and approved, in consultation with Transport for London. The development shall be carried out in accordance with the approved details and the bus stands on Ashley Road and Burdock Road shall remain in place for operational use unless and until a TfL approved replacement bus stand has been delivered. Reason: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
30.	PRIOR TO ANY BELOW GROUND WORKS - Piling method statement (Thames Water) 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 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 sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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	PRIOR TO ABOVE GROUND WORKS
31.	PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan a) Prior to commencement of above ground works, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall be in accordance with the Environmental Statement (dated December 2016) and include: i) Integration of bird and bat boxes; ii) Details of native and 'nectar rich' landscaping; and iii) Soft landscaping management & maintenance. b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented. Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).
32.	PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include: 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details. Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.

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	The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
33.	PRIOR TO ABOVE GROUND WORKS - Energy Strategy Notwithstanding the submitted details and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised 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. 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. Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
34.	PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential Evidence that each commercial unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development. Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).

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35.	PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study Prior to the commencement of any superstructure work on each specific building, an external solar shading and passive ventilation study shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall clarify where glazing is required to reduce solar gain and how this has been balanced against the need to ensure good levels of daylight. The study shall include design measures to ensure the risk of overheating is low and adaptation to higher temperatures is included. The details shall be implemented as approved and shall be maintained thereafter. Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
36.	PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs Prior to the commencement of above ground development for each building, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved. Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.
37.	PRIOR TO ABOVE GROUND WORKS – Broadband Strategy Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy. Reason: to accord with Site Allocation Policy TH6 and DM policies that support the provision of broadband infrastructure and economic development objectives.

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38.	PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety) If boilers are required by an updated energy strategy they shall be Ultra Low NOx boilers. Prior to installation, details of the relevant boiler's product specification and dry NOx emissions shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate dry NOx emissions not exceeding 31 mg/kWh @0% O2 in conformity with the approved document Air Quality Assessment (The boilers shall be installed in accordance with approved details and maintained thereafter (WSP Report dated December 2016). Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).
39.	PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details Prior to any superstructure works on each approved building, details of arrangements for cycle storage (including provision for a total of 489 cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction. Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.
PRIOR TO OCCUPATION	
40.	PRIOR TO OCCUPATION - Estate Management & Maintenance Plan Prior to the occupation of the relevant phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details. Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.

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41.	PRIOR TO OCCUPATION – ROAD SAFETY AUDIT Prior to the occupation of any residential or commercial unit the applicant shall arrange for a road safety audit (Stage 1&2) of the proposed site access on Ashley Road and Burdock Road to be carried out by an independent auditor not connected with the design of the scheme, in accordance with Department for Transport's Design Manual for Roads and Bridges (DMRB), HD 19/15 and shall submit the safety audit report to the Local Planning Authority for approval. Reason: to accord with Policy DM33 of the Council's Development Management DPD and in the interests of road safety.
42.	PRIOR TO OCCUPATION - Play Space The details approved in respect of play space(s), communal amenity space and private amenity space pursuant to condition 51 shall be implemented in full prior to occupation of 50% of the residential units within the relevant building to which they relate taking into account landscape drawings 449-101 P02 and 449-103 P02 and subsequently approved plans and drawings. Reason: To ensure that appropriate, accessible, play space and amenity space are provided, in accordance with the London Plan (consolidated with Alterations Since 2011 and published March 2016).
43.	PRIOR TO OCCUPATION - Secured by Design Prior to the occupation of the relevant phase a statement shall be submitted to, and approved in writing by, the Local Planning Authority showing how the development will be designed and constructed to Secured by Design Sections 2 and 3 Compliance. The development shall be implemented in accordance with the approved details. Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.
44.	PRIOR TO OCCUPATION - Details Roof Top PV Panels Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter. Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.

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45.	PRIOR TO OCCUPATION– Lighting strategy Prior to the building being brought into use a lighting strategy to address all external lighting across the development 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. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.
46.	PRIOR TO OCCUPATION - Car Parking Management Plan Prior to the first occupation of each approved use within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should: • describe how parking will be managed on the site • arrangements for leasing and allocating residential car parking spaces for wheelchair users and others; • provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; • details of how the loading bay(s) will be managed, and any agreed restrictions; • confirmation of the area reserved for off-street parking on Ashley link (Parking Zone B Parameter Plan – Access) to be used only in connection with the assigned residential units; • details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby and within the undercroft parking area; • demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the ‘IStructE Design recommendations for multi-storey and underground car parks’-third edition; • details of the width in-between spaces that enables maneuvering in/ out of parking spaces, include swept path analysis for corner spaces and show the structural columns; • provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. Reason: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.

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47.	PRIOR TO OCCUPATION - Details of Central Dish/Receiving System Prior to the occupation of the development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter. Reason: to protect the amenity of the locality.
48.	PRIOR TO OCCUPATION – Landscaping Details Prior to occupation of each phase of development full details of both hard and soft landscape proposals shall be submitted and approved by the Local Planning Authority. These details shall accord with proposals contained in Design Guidelines (dated April 2017) and include, as appropriate: a. location, layout, design of any playspace; b. equipment/ features; c. hard surfacing materials; d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); and e. statement on the future management of hard and soft landscaping works proposed Soft landscape details shall include: a. Planting plans b. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of that phase of development. The amenity space shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter. REASON: To secure the appropriate provision and design of children’s playspace.

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49.	FOR THE DURATION OF THE DEVELOPMENT - Business and Community Liaison Construction Group For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of: a) informing local residents and businesses of the design and development proposals; b) informing local residents and businesses of progress of preconstruction and construction activities; c) considering methods of working such as hours and site traffic; d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise; e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group; f) providing advanced notice of exceptional works or deliveries; g) providing telephone contacts for resident's advice and concerns. The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree. Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.
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INFORMATIVES

Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Hours of Construction Work (LBH Development Management)

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.

Party Wall Act (LBH Development Management)

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.

Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: 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. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

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Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that 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.

New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address.

Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

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Archeaology

INFORMATIVE: The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.



02/05/2018

Dean Hermitage

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

**Appendix 2 - Reserved Matters Application
decision notice ref.
HGY/2018/2353**

Mr Ben Kelway
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Planning Application Reference No. **HGY/2018/2353**

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

NOTICE OF PLANNING PERMISSION

Location: **Cannon Factory and Ashley House, Ashley Road, N17**

Proposal: **Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. An Environmental Statement was submitted with the outline planning application.**

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 20/12/2016 and drawing numbers:

Plans and Drawing Numbers:

Building 2

Building 2 Ground and First Floor ACF-BPTW-01-ZZ-DR-A-1044 C02
Building 2 - Second and Third Floor DR ACF-BPTW-01-ZZ-DR-A-1045 C02
Building 2 - Roof Plan ACF-BPTW-01-04-DR-A-1046 C02
Building 2 - Elevations ACF-BPTW-01-ZZ-DR-A-2026 C02
Building 2 West/East section ACF-BPTW-01-ZZ-DR-A-3007 C01

Building 2A - Ground Floor ACF-BPTW-02-GF-DR-A-1047 C03
Building 2A - Floor 01, 02, 03, 04 ACF-BPTW-02-ZZ-DR-A-1048 C02
Building 2A - Fifth Floor ACF-BPTW-02-05-DR-A-1052 C02 Building 2A -
Sixth Floor ACF-BPTW-02-06-DR-A-1053 C02 Building 2A-
Seventh Floor ACF-BPTW-02-07-DR-A-1054 C02
Building 2A - Roof Level ACF-BPTW-02-08-DR-A-1055 C02
Building 2A - North & South Elevations ACF-BPTW-02-ZZ-DR-A-2028 C02
Building 2A - East & West Elevations ACF-BPTW-02-ZZ-DR-A-2029 C02
Building 2A - East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01

FULGW
West Decision Notice
Full permission

DIRECTOR Peter Norton
ASSISTANT DIRECTOR PLANNING, ENVIRONMENTAL POLICY & PERFORMANCE Shifa Mustafa

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Building 3

Building 3 - Ground Floor ACF-BPTW-03-GF-DR-A-1060 C02
Building 3 - First Floor ACF-BPTW-03-01-DR-A-1061 C02
Building 3 - Levels 02, 03, 04, 05, 06, 07 ACF-BPTW-03-ZZ-DR-A-1062 C02
Building 3 - Eighth Floor ACF-BPTW-03-08-DR-A-1063 C02
Building 3 - Ninth Floor ACF-BPTW-03-09-DR-A-1064 C02
Building 3 - Levels 10, 11, 12, 13, 14, 15 ACF-BPTW-03-ZZ-DR-A-1065 C02
Building 3 - Sixteenth Floor ACF-BPTW-03-16-DR-A-1066 C02
Building 3 - Roof Plan ACF-BPTW-03-17-DR-A-1067 C02
Building 3 - North Elevation ACF-BPTW-03-ZZ-DR-A-2009 rev. C03
Building 3 - East Elevation ACF-BPTW-03-ZZ-DR-A-2010 C03
Building 3 - South Elevation ACF-BPTW-03-ZZ-DR-A-2011 C03
Building 3 - West Elevation ACF-BPTW-03-ZZ-DR-A-2012 C03
Building 3 - Internal South Elevation ACF-BPTW-03-ZZ-DR-A-2017 C02
Building 3 - Courtyard Elevations ACF-BPTW-03-ZZ-DR-A-2018 C03
Building 3 - West/East Section ACF-BPTW-03-ZZ-DR-A-3009 C01
Building 3 - North/South Section ACF-BPTW-03-ZZ-DR-A-3008 C01

Landscaping

Landscape Key Plan and Section Location Plan (Ground Floor) 484-CLA-XX-GF-DR-L-0001 P04
Landscape Key Plan and Section Location Plan (Roof Level) 484-CLA-XX-01-DR-L-0002 P04
Landscape Site Plan Ground Floor Level 484-CLA-XX-GF-DR-L-1000 P04
Landscape General Arrangement Ground Floor Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1100 P04
Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1200 (Rev 5)
Landscape Drainage and Levels Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1101 P04
Landscape Drainage and Levels Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1201 P04
Landscape Softworks Plan 1 of 2 (South) 484-CLA-XX-XX-DR-L-5100 P04
Landscape Softworks Plan 2 of 2 (North) 484-CLA-XX-XX-DR-L-5200 P04
Landscape Site Plan Roof Level 484-CLA-XX-01-DR-L-1000 P04
Landscape Roof Level Detailed Plan 1 of 2 (South) 484-CLA-XX-07-DR-L-1100 P04 Landscape Roof Level Detailed Plan 2 of 2 (North) 484-CLA-XX-09-DR-L-1200 P04 Site Sections - Ashley Link 484-CLA-XX-XX-DR-L-2001 P03
Site Sections - Building 2A Courtyard Sections 484-CLA-XX-XX-DR-L-2002 P03
Site Sections - Ashley Road 484-CLA-XX-XX-DR-L-2003 P03
Site Sections - Burdock Road 484-CLA-XX-XX-DR-L-2004 P03
Site Sections - Building 3 Podium / Berol Yard 484-CLA-XX-XX-DR-L-2005 P03
Site Sections - Building 2a Roof Terrace 484-CLA-XX-07-DR-L-2001 P03
Site Sections - Building 3 Roof Terrace 1 of 2 484-CLA-XX-09-DR-L-2001 P04
Site Sections - Building 3 Roof Terrace 2 of 2 484-CLA-XX-09-DR-L-2002 P03

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

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Documents: Planning Conformity Statement prepared by Lichfields; Design Statement (including compliance statement addressing parameter plan and mandatory requirements in the approved Design Guidelines and Landscape Statement), prepared by BPTW and Churchmans; EIA Statement of Conformity Report prepared by Lichfields; Transport Assessment update prepared by WSP; Daylight, Sunlight and Overshadowing Report prepared by Lichfields; Air Quality Assessment prepared by WSP; Environmental Wind Assessment prepared by WSP; Flood Risk Assessment Addendum Note prepared by Waterman; Sustainable Design and Energy Statement prepared by Calford Seaden; Overheating Assessment prepared by Calford Seaden; Statement of Community Involvement prepared by Lichfields; Design Review Statement prepared by John McAslan and Partners; supplementary Environmental Statement (April 2017).

SEE SCHEDULE OF CONDITIONS ATTACHED

14/11/2018



Dean Hermitage
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.
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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HGY/2016/4165

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

1.	COMPLIANCE: Development in accordance with approved drawings and documents (LBH Development Management). The approved plans comprise drawing numbers and documents: <u>Building 2</u> Building 2 Ground and First Floor ACF-BPTW-01-ZZ-DR-A-1044 C02 Building 2 - Second and Third Floor DR ACF-BPTW-01-ZZ-DR-A-1045 C02 Building 2 - Roof Plan ACF-BPTW-01-04-DR-A-1046 C02 Building 2 - Elevations ACF-BPTW-01-ZZ-DR-A-2026 C02 Building 2 West/East section ACF-BPTW-01-ZZ-DR-A-3007 C01 Building 2A - Ground Floor ACF-BPTW-02-GF-DR-A-1047 C03 Building 2A - Floor 01, 02, 03, 04 ACF-BPTW-02-ZZ-DR-A-1048 C02 Building 2A - Fifth Floor ACF-BPTW-02-05-DR-A-1052 C02 Building 2A – Sixth Floor ACF-BPTW-02-06-DR-A-1053 C02 Building 2A- Seventh Floor ACF-BPTW-02-07-DR-A-1054 C02 Building 2A - Roof Level ACF-BPTW-02-08-DR-A-1055 C02 Building 2A - North & South Elevations ACF-BPTW-02-ZZ-DR-A-2028 C02 Building 2A - East & West Elevations ACF-BPTW-02-ZZ-DR-A-2029 C02 Building 2A – East/West section ACF-BPTW-02-ZZ-DR-A-3006 C01 <u>Building 3</u> Building 3 - Ground Floor ACF-BPTW-03-GF-DR-A-1060 C02 Building 3 - First Floor ACF-BPTW-03-01-DR-A-1061 C02 Building 3 - Levels 02, 03, 04, 05, 06, 07 ACF-BPTW-03-ZZ-DR-A-1062 C02 Building 3 - Eighth Floor ACF-BPTW-03-08-DR-A-1063 C02 Building 3 - Ninth Floor ACF-BPTW-03-09-DR-A-1064 C02 Building 3 - Levels 10, 11, 12, 13, 14, 15 ACF-BPTW-03-ZZ-DR-A-1065 C02 Building 3 - Sixteenth Floor ACF-BPTW-03-16-DR-A-1066 C02 Building 3 - Roof Plan ACF-BPTW-03-17-DR-A-1067 C02 Building 3 - North Elevation ACF-BPTW-03-ZZ-DR-A-2009 rev. C03 Building 3 - East Elevation ACF-BPTW-03-ZZ-DR-A-2010 C03 Building 3 - South Elevation ACF-BPTW-03-ZZ-DR-A-2011 C03 Building 3 - West Elevation ACF-BPTW-03-ZZ-DR-A-2012 C03
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	Building 3 - Internal South Elevation ACF-BPTW-03-ZZ-DR-A-2017 C02 Building 3 - Courtyard Elevations ACF-BPTW-03-ZZ-DR-A-2018 C03 Building 3 - West/East Section ACF-BPTW-03-ZZ-DR-A-3009 C01 Building 3 - North/South Section ACF-BPTW-03-ZZ-DR-A-3008 C01 <u>Landscaping</u> Landscape Key Plan and Section Location Plan (Ground Floor) 484-CLA-XX-GF-DR-L-0001 P04 Landscape Key Plan and Section Location Plan (Roof Level) 484-CLA-XX-01-DR-L-0002 P04 Landscape Site Plan Ground Floor Level 484-CLA-XX-GF-DR-L-1000 P04 Landscape General Arrangement Ground Floor Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1100 P04 Landscape General Arrangement Ground Floor Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1200 (Rev 5) Landscape Drainage and Levels Detailed Plan 1 of 2 (South) 484-CLA-XX-GF-DR-L-1101 P04 Landscape Drainage and Levels Detailed Plan 2 of 2 (North) 484-CLA-XX-GF-DR-L-1201 P04 Landscape Softworks Plan 1 of 2 (South) 484-CLA-XX-XX-DR-L-5100 P04 Landscape Softworks Plan 2 of 2 (North) 484-CLA-XX-XX-DR-L-5200 P04 Landscape Site Plan Roof Level 484-CLA-XX-01-DR-L-1000 P04 Landscape Roof Level Detailed Plan 1 of 2 (South) 484-CLA-XX-07-DR-L-1100 P04 Landscape Roof Level Detailed Plan 2 of 2 (North) 484-CLA-XX-09-DR-L-1200 P04 Site Sections - Ashley Link 484-CLA-XX-XX-DR-L-2001 P03 Site Sections - Building 2A Courtyard Sections 484-CLA-XX-XX-DR-L-2002 P03 Site Sections - Ashley Road 484-CLA-XX-XX-DR-L-2003 P03 Site Sections - Burdock Road 484-CLA-XX-XX-DR-L-2004 P03 Site Sections - Building 3 Podium / Berol Yard 484-CLA-XX-XX-DR-L-2005 P03 Site Sections - Building 2a Roof Terrace 484-CLA-XX-07-DR-L-2001 P03 Site Sections - Building 3 Roof Terrace 1 of 2 484-CLA-XX-09-DR-L-2001 P04 Site Sections - Building 3 Roof Terrace 2 of 2 484-CLA-XX-09-DR-L-2002 P03
2.	PRIOR TO ABOVE GROUND WORKS: Samples of external materials Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by the Local Planning Authority before any development is commenced. Samples

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Emma Williamson Assistant Director Planning Service

	should include sample panels or brick types, the proposed decorative metal screening and a roofing material sample combined with a schedule of the exact product references. REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017, coupled with the requirements of the National Planning Policy Framework 2018.
3.	PRIOR TO ABOVE GROUND WORKS: Schedule of Materials, Colours and Finishes A schedule of external materials, indicating types, colours and finishes of bricks and tiles and decorative metal screening to be used in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained. REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.
4.	PRIOR TO OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Reason: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 Policy SP11 and Policy DM1 of the Development Management DPD 2017, couple with the requirements of the National Planning Policy Framework 2018.

INFORMATIVES

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Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Hours of Construction Work (LBH Development Management)

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.

Party Wall Act (LBH Development Management)

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.

Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: 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. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole. Connection for removal of ground water precluded. Approval required for discharge to public sewer. (Thames Water)

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres. (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

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maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Water Main Crossing Diversion (Thames Water)

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that 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.

New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address.

Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

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

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removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

14/11/2018

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

Appendix 3 - Decision notice for application ref. HGY/2023/0478 (Phasing)

Miss Georgia Crowley
The Minster Building
21 Mincing Lane
London
EC3R 7AG

5 April 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2023/0478
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details reserved by Condition 3 (Phasing strategy & details) of Planning Permission HGY/2016/4165
Received	17 February 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Updated Phasing Strategy by BPTW Ref: ACF-BPTW-XX-XX-DO-A-0640-P06-S3 - March 2023		3 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: The applicant is advised that an updated phasing strategy would need to be submitted and approved in writing if any changes are made to the approved strategy.

Appendix 4- Decision notice for application ref. HGY/2022/4472 (Tree protection

Anna Rigelsford
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R 7AG

28 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/4472
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 22 (Tree Protection Meeting) of Planning Permission HGY/2016/4165
Received	19 December 2022

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
AHCF Tree protection plans.pdf	Additional plans	19 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Appendix 5 - Decision notice for application ref. HGY/2022/4407 (Construction environmental management plan)

Georgia Crowley
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R 7AG

27 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/4407
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 24 (Construction Environmental Management Plan) of Planning Permission HGY/2016/4165
Received	13 December 2022

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Updated Construction Environment Management Plan (CEMP) March 2023		27 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Appendix 6- Decision notice for application ref. HGY/2023/0142 (Air quality management plan)

Anna Rigelsford
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R7AG

13 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2023/0142
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 26 (Air Quality Dust Management Plan) of Planning Permission HGY/2016/4165
Received	16 January 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Air Quality and Dust Management Plan Ref: 70100691 December 2022		16 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

The applicant is advised that automatic monitoring equipment should be used in the vicinity of demolition and construction.

**Appendix 7 - Decision notice for application
ref. HGY/2023/0342 (Phase 0 only)
(Construction Logistics Plan
(demolition phase 0 only))**

Georgia Crowley
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R 7AG

5 April 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2023/0342
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 28 (Updated Construction Logistics Plan) relating to Demolition Phase 0 only of Planning Permission HGY/2016/4165
Received	2 February 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Applicant commitment to continued discussion	22 March 2023	4 April 2023
Updated CLP	21/03/2023	4 April 2023
Updated CLP	21/03/2023	4 April 2023
Applicant commitment to no use of Burdock Rd for demolition		4 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE: The applicant is advised that this approval relates to Demolition Phase 0 only and further Construction Logistics Plan(s) (CLPs) are required to be submitted for approval under Condition 28 for all remaining phases prior to development taking place on that phase.

Appendix 8- Decision notice for application ref. HGY/2022/4230

Anna Rigelsford
The Minster Building,
21 Mincing Ln.
London
United Kingdom
EC3R 7AG

3 March 2023

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

Case Reference	HGY/2022/4230
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LJ
Proposal	Non-Material Amendment (NMA) to planning permission HGY/2016/4165 to enable changes to be made to Conditions 18, 19, 20, and 23 to allow for site demolition, site clearance, and proposed drainage works to be carried out prior to submission of details; The removal of the restrictions under Conditions 21 and 29 as they are no longer necessary; and a correction to the title of Condition 30 to reflect the wording of the main body of the Condition text.
Received	25 November 2022

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 the above date, APPROVE your application as a non-material amendment.

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

The applicant is advised that condition 18 of planning permission reference HGY/2016/4165 will now read:

18. PRE COMMENCEMENT - Confirmation of Site Levels

Prior to the commencement of the development (except demolition works, site clearance, & initial drainage works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 19 of planning permission reference HGY/2016/4165 will now read:

19. PRE COMMENCEMENT – ACCESS DETAILS

Prior to the commencement of the development (except demolition works, site clearance, & initial drainage works) the following access details shall be submitted to and approved by the Local Planning Authority.

4. Detailed plans and drawings including such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment.

5. A report and plans detailing layout including parking areas, servicing areas and plant areas; and

6. A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition;

Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-

WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 20 of planning permission reference HGY/2016/4165 will now read:

20. PRE COMMENCEMENT Drainage Strategy (Thames Water)

Development, excluding demolition, site clearance, initial drainage works, and site preparation works, shall not commence until a drainage strategy detailing any on and/or off-site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 23 of planning permission reference HGY/2016/4165 will now read:

23. PRE-COMMENCEMENT – Water supply (Thames Water)

Prior to the commencement of development, excluding demolition, initial drainage works, and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 'Water Quality and Wastewater Infrastructure' and 5.15 'Water Use and Supplies'.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

(The initial drainage works shall constitute those indicated on drawing numbers ASP-WSL-XX-XX-DR-D-92001 Rev T02; AH-WSL-XX-XX-DR-D-92002 Rev T01; and AH-WSL-XX-XX-DR-D-92001 Rev T02 or as otherwise agreed in writing with the local planning authority)

The applicant is advised that Condition 21 of planning permission reference HGY/2016/4165 will now read:

21. Archaeology (Written Scheme of Investigation)

In accordance with the Greater London Archaeological Advisory Service (GLAAS) letter, dated 5 January 2017, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and no further assessment or requirements relating to archaeology are necessary.

Reason: To protect archaeological interests by providing an opportunity to investigate and record the site in accordance with London Plan (2015) policy 7.8 'Heritage Assets and Archaeology'. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

The applicant is advised that Condition 29 of planning permission reference HGY/2016/4165 will now read:

29. Bus Stands

The location and arrangements for delivering the replacement of the bus stands on Ashley Road and Burdock Road have been agreed, in consultation with Transport for London. The bus stand on Ashley Road has been re-provided on Hale Road and the Burdock Road bus stand shall remain in place for operational use unless and until a TfL approved replacement bus stand has been delivered.

Reason: To secure and deliver appropriate public transport infrastructure and to accord with London Plan Policy 6.2 Providing public transport capacity.

The applicant is advised that Condition 30 of planning permission reference HGY/2016/4165 will now read:

PRIOR TO ANY PILING WORKS - Piling method statement (Thames Water)

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 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 sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Appendix 9 - CIL Form 2: Assumption of Liability Form (dated 5 April 2023)

Community Infrastructure Levy (CIL) - Form 2: Assumption of Liability

This form should be used to assume liability prior to commencement of development.

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Please complete the form using block capitals and black ink and send to the Collecting Authority
See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including assuming liability.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.
Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.
Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Description of Development

Planning Permission / Notice of Chargeable Development Reference:

HGY/2016/4165

Site address:

Cannon Factory and Ashley House Ashley Road London N17 9LZ

Description of development:

Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works

Section A: Assumption of Liability

If the liable party is a company, you must fill in the company name

Party A Assuming Liability

Title:	Ms	First name:	Yvonne		
Last name:	Wright				
Company:	Notting Hill Home Ownership				
Position:	Senior Project Manager				
Company registration no: (where applicable)	23066R				
Unit:		House number:		House suffix:	
House name:	Bruce Kenrick House				
Address 1:	2 Killick Street				
Address 2:					
Address 3:					
Town:	London				
County:					
Country:					
Postcode:	N1 9FL				
Telephone number (mandatory)					
Country code:	National number:		Extension number:		
44	7540 123051				
Email address (optional):					
yvonne.wright@nhg.org.uk					

Party B Assuming Liability

Title:		First name:			
Last name:					
Company:					
Position:					
Company registration no: (where applicable)					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					
Telephone number (mandatory)					
Country code:	National number:		Extension number:		
Email address (optional):					

Party C Assuming Liability

Title:		First name:	
Last name:			
Company:			
Position:			
Company registration no: (where applicable)			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			
Telephone number (mandatory)			
Country code:	National number:	Extension number:	
Email address (optional):			

Party D Assuming Liability

Title:		First name:	
Last name:			
Company:			
Position:			
Company registration no: (where applicable)			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			
Telephone number (mandatory)			
Country code:	National number:	Extension number:	
Email address (optional):			

Agent Name and Address

Title:		First name:	
Last name:			
Company:			
Telephone number (mandatory)			
Country code:	National number:	Extension number:	
Email address (optional):			

Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

Declaration

I/we hereby assume liability for the Community Infrastructure Levy Charge for the above development. Where assuming liability on behalf of a company,I confirm that I am authorised to do so. I/we understand that I/we must submit a commencement notice in order to secure the 60 day payment window or such time as the charging authority has allowed in its current payment instalments policy, as per the requirements of the Community Infrastructure Levy Regulations (2010) as amended. I/we am/are aware of the surcharges I/we will incur if I/we do not follow the correct procedures for paying the CIL charge. I/we understand any communication and actions by the collecting authority to pursue me/us for the assumed liability will be copied to the site land owners (as defined in CIL regulations)

Name - A Party Assuming Liability:	Date (DD/MM/YYYY):	Name - B Party Assuming Liability:	Date (DD/MM/YYYY):
Yvonne Wright	05 April 2023		
Name - C Party Assuming Liability:	Date (DD/MM/YYYY):	Name - D Party Assuming Liability:	Date (DD/MM/YYYY):
Or Name - Agent:	Date (DD/MM/YYYY):		

Under regulation 37(2) of the Community Infrastructure Levy Regulations (2010) as amended, where two or more persons have assumed liability to pay CIL in respect of a chargeable development they shall each be jointly and severally liable to pay any CIL payable in respect of that chargeable development.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Appendix 10 - Assumption of Liability acknowledgment email from the LBH's CIL team via email (dated 5 April 2023)

Georgia Crowley

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 April 2023 16:53
To: Jennie Baker; Minnie Ngaluafe
Cc: Paddy Hynes; Georgia Crowley; Ben Kelway; Debs Strawbridge; Yvonne Wright
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

I confirm that the two forms are not blank.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 4:36 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

Hi Lucretia and Minnie,

The form was are not blank, so it must be the incompatibility issue referred to at the top of the form. Apologies.

I have now attached:

1. Assumption of Liability Notice for Ashley Park HGY/2019/0108
2. Assumption of Liability Notice for Ashley House Cannon Factory HGY/2016/4165

We have saved the files differently, so hopefully you can see the information now. I would be grateful if you could please confirm receipt and that you can see the information, as soon as possible.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>

Sent: 05 April 2023 15:50

To: Jennie Baker <jennie.baker@lichfields.uk>

Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

Just looked at your email again and can see that the Assumption of Liability form submitted is blank. Could you please re-send.

Thanks

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

020 8489 5216

From: Lucretia Foster

Sent: Wednesday, April 5, 2023 3:41 PM

To: Jennie Baker <jennie.baker@lichfields.uk>

Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Jenny,

I acknowledge receipt of the attached Assumption of Liability Form.

My colleague Minnie Ngaluafe will contact you if she requires any further information.

Regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>

Sent: Wednesday, April 5, 2023 12:03 PM

To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>

Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>

Subject: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Lucretia,

Thank you very much for your time yesterday.

Further to our meeting and as mentioned, please disregard the tables in the email sent yesterday, which have changed slightly.

I have pasted the up to date tables within this email.

Please could you:

1. Review the Ashley Park CIL liability notice issued 1 August 2022 for accuracy, in light of the information provided below
2. Issue CIL liability notices for Phases 0, 1, 2 and 3 of the Ashley House Cannon Factory scheme - addressed to Yvonne Wright at Notting Hill Genesis at the email address above and within the attached Assumption of Liability Notice. Please also send copies of the liability notices to all addressees of this email. Please do not refer to Lichfields on the CIL liability notices, as we are not a liable party.
3. Acknowledge receipt of the attached Assumption of Liability Notice. Assumption of Liability Notice for Ashley Park to follow.

Our client will submit a social housing relief application in respect of the Ashley Park scheme very shortly.

Planning permission 1 HGY/2019/0108

Unphased permission, Ashley Park (Block 2B), ref. HGY/2019/0108

Development Inputs - Ashley Park (Unphased) (Block 2B)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	9819.3	169.3
G	GIA of development	9988.55	9988.55
E	In-use buildings (demolition)	1154.0	1154.0
KR	In-use buildings (retained)	0	0

Planning permission 1 HGY/2016/4165

Phase 0: Demolition of in-use buildings.

In-use floorspace to be demolished	
Ashley House (East/West Block)	1486
Cannon Factory	1748
Total	3234

Phase 1, Cannon Factory (block 3), ref. HGY/2016/4165

Development Inputs - Cannon Factory Phase 1 (Block 3)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	14934.66	2559.48
G	GIA of development	17494.14	17494.14
E	In-use buildings (demolition)	3234.0	3234.0
KR	In-use buildings (retained)	0	0

Phase 2, Ashley House (block 2), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 2 (Block 2)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	1326.45	359.21
G	GIA of development	1685.66	1685.66
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Phase 3, Ashley House (block 2A), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 3 (Block 2A)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	7727.73	268.56
G	GIA of development	7996.29	7996.29
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

If you have any queries, please call Paddy, Georgia or me.

Thank you,

Kind regards,

Jennie

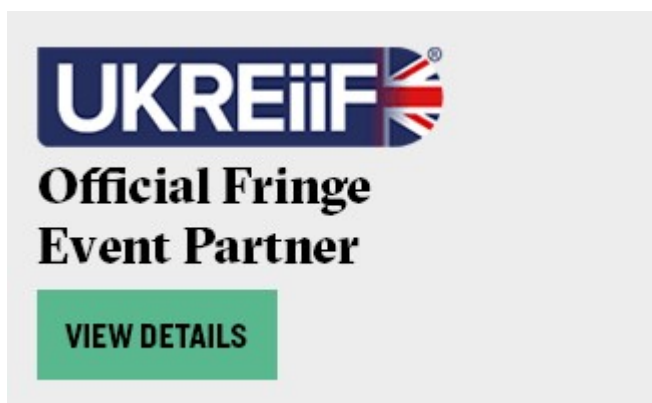
Jennie Baker

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk  



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which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted for any loss or damage from receipt or use thereof. All communications sent to or from external third party organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

**Appendix 11 - Commencement Notice for
demolition Phase 0 of the development
only submitted on behalf of NHHO to the
Council via email on 6 April 2023**

Community Infrastructure Levy (CIL) - Form 6: Commencement Notice

This notice must be received by the Collecting Authority prior to commencing your development.
Failure to do so may result in you losing the ability to pay the levy in instalments and you may also incur a surcharge.

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Please note the following if you have obtained, or intend to obtain, an exemption or relief from the levy

If your CIL liability notice, or revised CIL liability notice, was issued prior to 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will nullify that exemption or relief and make you liable for the levy.

If your CIL liability notice, or revised CIL liability notice, was issued on or after 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will result in a surcharge being applied by the collecting authority equal to 20% of the notional chargeable amount or £2,500, whichever is the lower amount (or, if you received exceptional circumstances relief from the levy, may result in the surcharge being applied).

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "what is a Commencement Notice and when it is issued".

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.
Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent user of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any subsequent information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Details of Development

A: Planning Application reference /
Notice of Chargeable Development:

HGY/2016/4165

B: Development Commencement Date:

13 April 2023

C: Liability Notice reference:

HGY/2016/4165 Phase 0 issued 6 April 2023 CIL liability £0

Development permitted by A will commence on B. This will trigger the levy liability described in C.

Site address:

Cannon Factory and Ashley House Ashley Road London N17 9LZ - Phase 0

Description of development:

Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works

Details of person sending this notice

Title:	Ms	First name:	Yvonne
Last name:	Wright		
Address 1:	Notting Hill Home Ownership		
Address 2:	Bruce Kenrick House		
Address 3:	2 Killick Street		
Town:			
County:	London		
Country:			
Postcode:	N1 9FL		
Telephone number			
Country code:	National number:	Extension number:	
44	07540 123 051		
Email address (optional):	yvonne.wright@nhg.org.uk		
Please state your interest in the site:			
☐ Liable Party	☒ Landowner	☐ Applicant	☐ Agent
Other (please give details)			

Details of collecting authority to whom the notice is being sent

Title:	Ms	First name:	Lucretia
Last name:	Foster		
Address 1:	London Borough of Haringey Planning		
Address 2:	Level 6, River Park House		
Address 3:	225 High Road		
Town:	Wood Green		
County:	London		
Country:	England		
Postcode:	N22 8HQ		
Telephone number			
Country code:	National number:	Extension number:	
Email address (optional):	lucretia.foster@haringey.gov.uk		

Declaration

By signing this declaration:

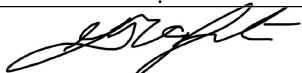
- I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement.
- I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500 (the surcharge is discretionary in respect of exceptional circumstances relief).
- I also confirm my understanding that:
 - If my Liability or Revised Liability Notice for CIL was issued before 1 September 2019; **and**
 - If I have either been granted an exemption or relief from the levy, or will be seeking an exemption or relief from the levy (which I understand must be granted prior to commencement of the development)

That failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will nullify any exemption or relief I have previously obtained, and make me liable for the levy (except in respect of exceptional circumstances relief), and that a surcharge may also be applied.

- I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.

For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed:



Date (DD/MM/YYYY):

06/04/2023

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Appendix 12 - Commencement date for demolition Phase O of the development acknowledgement email from LBH's CIL team

Georgia Crowley

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 11 April 2023 11:57
To: Jennie Baker; Minnie Ngaluafe
Cc: Georgia Crowley; Paddy Hynes; John McRory; Philip Elliott; Ben Kelway; Yvonne Wright; Debs Strawbridge
Subject: RE: CIL HGY/2016/4165 - Cannon Factory and Ashley House - Liability Notices [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Dear Jennie,

Thank you for your email with attached Commencement Notice.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Thursday, April 6, 2023 7:08 PM
To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Philip Elliott <Philip.Elliott@haringey.gov.uk>; Ben Kelway <ben.kelway@lichfields.uk>
Subject: RE: CIL HGY/2016/4165 - Cannon Factory and Ashley House - Liability Notices [LICH-DMS.FID395662]

Dear Minnie,

On behalf of our client, NHG, please find attached the Commencement Notice for Phase o of HGY/2016/4165 (CIL liability £0).

We have copied our client contacts, Yvonne Wright and Debs Strawbridge, and I would be grateful if you could please include them in all future correspondence.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

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From: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Sent: 06 April 2023 17:20

To: Jennie Baker <jennie.baker@lichfields.uk>

Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Philip Elliott <Philip.Elliott@haringey.gov.uk>; Ben Kelway <ben.kelway@lichfields.uk>

Subject: CIL HGY/2016/4165 - Cannon Factory and Ashley House - Liability Notices

CAUTION: This email originated from an external source.
Jennie

With regard to planning reference HGY/2016/4165, please find attached the following CIL Liability Notices, noting the chargeable amount is based on the revised figures as per your email on 06 April 2023.

- Liability Notice Revised 06.04.2023
- Liability Notice Phase 0
- Liability Notice Phase 1
- Liability Notice Phase 2
- Liability Notice Phase 3

Please complete CIL form 6 Commencement and submit to the Council prior to commencement.

Regards

Minnie Ngaluafe
Principal S106 CIL Infrastructure Planning Officer
Placemaking & Housing
Haringey Council
River Park House, 225 High Road, London N22 8HQ
E: Minnie.Ngaluafe@haringey.gov.uk



From: Jennie Baker <jennie.baker@lichfields.uk>

Sent: Thursday, April 6, 2023 12:48 PM

To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Philip Elliott <Philip.Elliott@haringey.gov.uk>; Ben Kelway <ben.kelway@lichfields.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Hi Minnie,

I have reviewed the CIL additional information form.

In respect of the Ashley Park planning permission HGY/2019/0108, the information not included in my email below is the detailed information on existing in-use buildings. The existing building on site, Ashley House north/south block, is 1154sqm, as set out below.

We are advised by NHG that Ashley House north/south block was last occupied for its lawful use on 30 August 2022.

In respect of the Ashley House Cannon Factory planning permission HGY/2016/4165, again, the information not included in my email below is the detailed information on existing in-use buildings. The existing building on site, Ashley House east/west block is 1486sqm and Cannon Factory is 1748sqm, totalling 3234sqm, as set out below.

We are advised by NHG that Ashley House east/west block was last occupied for its lawful use on 30 August 2022 and that Cannon Factory was last occupied for its lawful use on 30 September 2022.

Could you please confirm that you have sufficient information to process the CIL liability notices for both sites and the social housing relief in respect of Ashley Park?

Thank you,

Kind regards

Jennie

Jennie Baker

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

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From: Jennie Baker

Sent: 06 April 2023 11:36

To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Hi Minnie,

Thank you for your message.

Next week, the demolition phase of planning permission HGY/2016/4165 is due to commence, as is the Ashley Park planning permission.

Therefore, the most pressing matter is the social housing relief application for Ashley Park, submitted yesterday and we would be very grateful if you could review that first please.

With regard to your email below, we need liability notices for each phase of this development to be issued as soon as possible, please. The CIL liability notice dated 28 June 2022 treats the whole site as the chargeable development, whereas this is a phased planning permission.

Accordingly, in the thread below we requested:

1. Review the Ashley Park CIL liability notice issued 1 August 2022 for accuracy, in light of the information provided below
2. Issue CIL liability notices for Phases 0, 1, 2 and 3 of the Ashley House Cannon Factory scheme - addressed to Yvonne Wright at Notting Hill Genesis at the email address above and within the attached Assumption of Liability Notice. Please also send copies of the liability notices to all addressees of this email. Please do not refer to Lichfields on the CIL liability notices, as we are not a liable party.

I have pasted into this message the information sent yesterday, which should be sufficient alongside the attached social housing relief form for:

1. Providing CIL liability notices for all phases – in order that we can submit commencement notices
2. Issuing the social housing relief.

I will have a look at the CIL additional information forms, but in the interests of time it might be swifter to provide any other additional information you require via email.

Planning permission 1 HGY/2019/0108

Unphased permission, Ashley Park (Block 2B), ref. HGY/2019/0108

Development Inputs - Ashley Park (Unphased) (Block 2B)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	9819.3	169.3
G	GIA of development	9988.55	9988.55
E	In-use buildings (demolition)	1154.0	1154.0
KR	In-use buildings (retained)	0	0

Planning permission 1 HGY/2016/4165

Phase 0: Demolition of in-use buildings.

In-use floorspace to be demolished	
Ashley House (East/West Block)	1486
Cannon Factory	1748
Total	3234

Phase 1, Cannon Factory (block 3), ref. HGY/2016/4165

Development Inputs - Cannon Factory Phase 1 (Block 3)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	14934.66	2559.48
G	GIA of development	17494.14	17494.14
E	In-use buildings (demolition)	3234.0	3234.0
KR	In-use buildings (retained)	0	0

Phase 2, Ashley House (block 2), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 2 (Block 2)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	1326.45	359.21
G	GIA of development	1685.66	1685.66
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Phase 3, Ashley House (block 2A), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 3 (Block 2A)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	7727.73	268.56
G	GIA of development	7996.29	7996.29
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Thank you,

Kind regards

Jennie

Jennie Baker
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

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From: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Sent: 06 April 2023 10:48

To: Jennie Baker <jennie.baker@lichfields.uk>

Cc: CIL <CIL@haringey.gov.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Jennie

Thank you for your e-mail. With regard to planning application HGY/2016/4165 (Cannon Factory & Ashley House, Ashley Rd, N17) – Phased development, the CIL Form 1 we have is dated from Dec. 2016. Can you please re-submit an updated CIL Form 1 at your earliest convenience. The chargeable amount on the issued Liability Notice (Reg 65) dated 27 June 2022 is likely to be incorrect, therefore a revised Liability Notice may need to be re-issued.

If you have any questions, please contact us.

Regards

Minnie Ngaluafe

Principal S106 CIL Infrastructure Planning Officer
Placemaking & Housing
Haringey Council
River Park House, 225 High Road, London N22 8HQ
E: Minnie.Ngaluafe@haringey.gov.uk



From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 5:16 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Dear Lucretia and Minnie,

Please find attached the social housing relief application for Ashley Park HGY/2019/0108, on behalf of the claimant, our client, NHG.

Please let me know if you cannot read the information entered onto this form.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 April 2023 16:53
To: Jennie Baker <jennie.baker@lichfields.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

I confirm that the two forms are not blank.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 4:36 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

Hi Lucretia and Minnie,

The form was are not blank, so it must be the incompatibility issue referred to at the top of the form. Apologies.

I have now attached:

1. Assumption of Liability Notice for Ashley Park HGY/2019/0108
2. Assumption of Liability Notice for Ashley House Cannon Factory HGY/2016/4165

We have saved the files differently, so hopefully you can see the information now. I would be grateful if you could please confirm receipt and that you can see the information, as soon as possible.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

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Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 April 2023 15:50
To: Jennie Baker <jennie.baker@lichfields.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

Just looked at your email again and can see that the Assumption of Liability form submitted is blank. Could you please re-send.

Thanks

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Lucretia Foster
Sent: Wednesday, April 5, 2023 3:41 PM
To: Jennie Baker <jennie.baker@lichfields.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Jenny,

I acknowledge receipt of the attached Assumption of Liability Form.

My colleague Minnie Ngaluafe will contact you if she requires any further information.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 12:03 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Lucretia,

Thank you very much for your time yesterday.

Further to our meeting and as mentioned, please disregard the tables in the email sent yesterday, which have changed slightly.

I have pasted the up to date tables within this email.

Please could you:

1. Review the Ashley Park CIL liability notice issued 1 August 2022 for accuracy, in light of the information provided below
2. Issue CIL liability notices for Phases 0, 1, 2 and 3 of the Ashley House Cannon Factory scheme - addressed to Yvonne Wright at Notting Hill Genesis at the email address above and within the attached Assumption of Liability Notice. Please also send copies of the liability notices to all

addressees of this email. Please do not refer to Lichfields on the CIL liability notices, as we are not a liable party.

3. Acknowledge receipt of the attached Assumption of Liability Notice. Assumption of Liability Notice for Ashley Park to follow.

Our client will submit a social housing relief application in respect of the Ashley Park scheme very shortly.

Planning permission 1 HGY/2019/0108

Unphased permission, Ashley Park (Block 2B), ref. HGY/2019/0108

Development Inputs - Ashley Park (Unphased) (Block 2B)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	9819.3	169.3
G	GIA of development	9988.55	9988.55
E	In-use buildings (demolition)	1154.0	1154.0
KR	In-use buildings (retained)	0	0

Planning permission 1 HGY/2016/4165

Phase 0: Demolition of in-use buildings.

In-use floorspace to be demolished	
Ashley House (East/West Block)	1486
Cannon Factory	1748
Total	3234

Phase 1, Cannon Factory (block 3), ref. HGY/2016/4165

Development Inputs - Cannon Factory Phase 1 (Block 3)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	14934.66	2559.48
G	GIA of development	17494.14	17494.14
E	In-use buildings (demolition)	3234.0	3234.0
KR	In-use buildings (retained)	0	0

Phase 2, Ashley House (block 2), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 2 (Block 2)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	1326.45	359.21
G	GIA of development	1685.66	1685.66
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Phase 3, Ashley House (block 2A), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 3 (Block 2A)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	7727.73	268.56
G	GIA of development	7996.29	7996.29
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

If you have any queries, please call Paddy, Georgia or me.

Thank you,

Kind regards,

Jennie

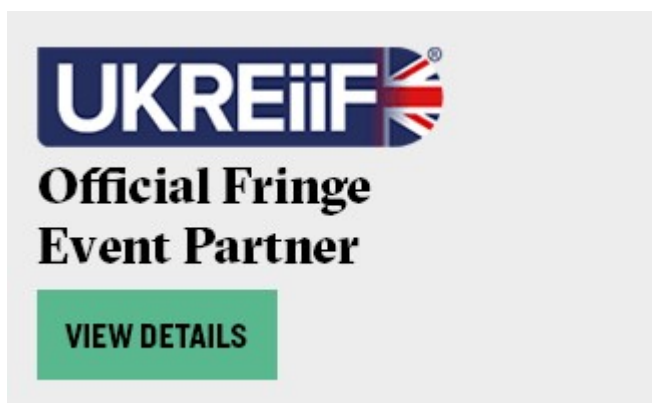
Jennie Baker

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

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which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted for any loss or damage from receipt or use thereof. All communications sent to or from external third party organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

Appendix 13 -Relevant S106 definitions

For the purposes of the S106, demolition and various initial works are 'carved out' of the commencement/implementation of the scheme as follows:

Ashley House/Cannon Factory:

"Implementation Date"

the date of implementation of the Development by the carrying out of a material operation as defined in section 56 of the 1990 Act but not including any Excluded Works pursuant to the Planning Permission and references to "Implementation" and "Implement" shall be construed accordingly.

"Excluded Works"

means archaeological investigation, remediation works associated with decontamination, exploratory boreholes, site or soil investigations, demolition, site clearance, excavation and/or site preparation, site reclamation and site remediation works, installation of trunk services to serve the Development, temporary construction works and piling, temporary diversion of highways, pegging out, the erection of temporary fencing and hoardings or other measures to secure the Property, the construction of temporary access and service roads, construction and laying of temporary services and drainage, and the diversion laying construction enlargement repair maintenance cleaning connection to and use of services to serve the Development, preparatory engineering works designed to lay foundations, below ground infrastructure and services, provision of temporary construction and security site accommodation, the erection of an acoustic barrier and noise attenuation works.

Appendix 14 -Time and date stamped photos of demolition works

13 Apr 2023 at 14:14:51
5 Ashley Road
London
England
N17 9LJ
United Kingdom



13 Apr 2023 at 15:17:45
Ashley House, Ashley Road
London
England
N17 9LJ
United Kingdom



Appendix 15 - Contracts between NHHO and contractors relating to undertaking demolition works

Agreement

This Agreement is made the 30th of March 2023

Between

The Employer Notting Hill Home Ownership Limited

(Company IP No. IP230664-TBC)⁽¹⁾ and Industrial and Provident Society

whose registered office is at Bruce Kenrick House, 2 Killick Street, London, N1 9FL

And

The Contractor Hill Partnership Limited

Hill Partnerships LTD

(Company No. 02599073)⁽¹⁾

whose registered office is at The Power House Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Recitals

Whereas

First the Employer wishes to have the following work carried out^[2]:

Implementation and enabling works comprising soft strip and asbestos removal, demolition of existing structures, land remediation, installation of new below ground drainage serving the proposed residential/mixed-use buildings and other associated works to satisfy commencement of the works for GLA grant funding purposes, as described in the Schedule of Works

at

Canon Factory (Site 1) and Ashley House (Site 2), Ashley Road, London ('the Works')

and has had drawings and bills of quantities or a specification or work schedules prepared which show and describe the work to be done;

Second the drawings are listed in the Schedule of Works (Rev. 4 dated 30-03-2023) annexed to this Contract ('the Contract Drawings')

and have for identification been signed or initialled by or on behalf of each Party^[3];

Third the Employer has supplied to the Contractor:

~~the Bills of Quantities^[4]~~

~~the Specification^[4]~~

~~the Work Schedules^[4]~~

~~particulars of the Intermediate Named Sub-Contract Tender & Agreement ICSUB/NAM (comprising a certified copy of the tender for work included in the Bills of Quantities, Specification or Work Schedules for pricing by the Contractor and for which the Contractor is required under clause 3-7 to employ a named person, together with the Intermediate Named Sub-Contract Invitation to Tender and Tender (ICSUB/NAM/IT and ICSUB/NAM/T) as completed and the Tender Documents referred to in them)^[5];~~

Fourth the Contractor has:

(A) priced the ~~Bills of Quantities/Specification/Work Schedules^[4]~~ (as priced, 'the Priced Document'), the total of such pricing being the Contract Sum stated in Article 2 ('Pricing Option A'); ~~or~~

~~(B) stated the sum he will require for carrying out the Works shown on the Contract Drawings and described in the Specification, that sum being the Contract Sum stated in Article 2, and has supplied to the Employer a Contract Sum Analysis in accordance with the stated requirements of the Employer or a Schedule of Rates on which that sum is based ('the Priced Document') ('Pricing Option B');~~

and has provided the Employer with the priced schedule of activities annexed to this Contract ('the Activity Schedule')^[6];

^[2] State nature and location of intended works.

^[3] State the identifying numbers of the Contract Drawings or identify the schedule of drawings or other document listing them, which should be annexed to this Contract, and make the appropriate deletions. The drawings themselves should be signed or initialled by or on behalf of each Party.

^[4] Delete as appropriate.

^[5] Delete if no items specifying a Named Sub-Contractor are included in the documents. See the Intermediate Building Contract Guide.

^[6] Delete these lines if a priced Activity Schedule is not provided.

In the Activity Schedule, each activity should be priced, so that the sum of those prices equals the Contract Sum excluding Provisional Sums and the value of work for which Approximate Quantities are included in the priced Bills of Quantities.

*Execution as a Deed***Executed as a Deed by the Employer**namely ¹ Notting Hill Home Ownership Limited**(B)** by affixing hereto the common seal **of the company/other body corporate** ^{2,4}

in the presence of

M. Connolly-Tyler
Authorised Signatory
Signature Director

[Signature]
Signature of Witness
Company
Secretary/Director

Full Name J. DENT-RIMMER

Address 2 KILICK ST
LONDON
N1 9FL

Occupation ADMINISTRATOR



Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

*Execution as a Deed***Executed as a Deed by the Contractor**namely ¹ Hill Partnership Limited

(A) acting by a Director and ~~the Company Secretary~~ ^{ATTORNEY} two Directors of the company ^{2,3}

MS WILLIAMS
(Print name of signatory)

[Signature]
Signature Director

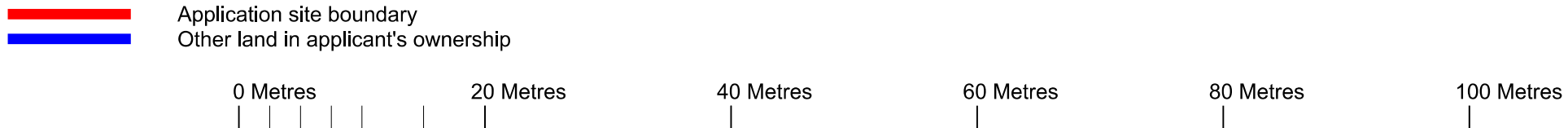
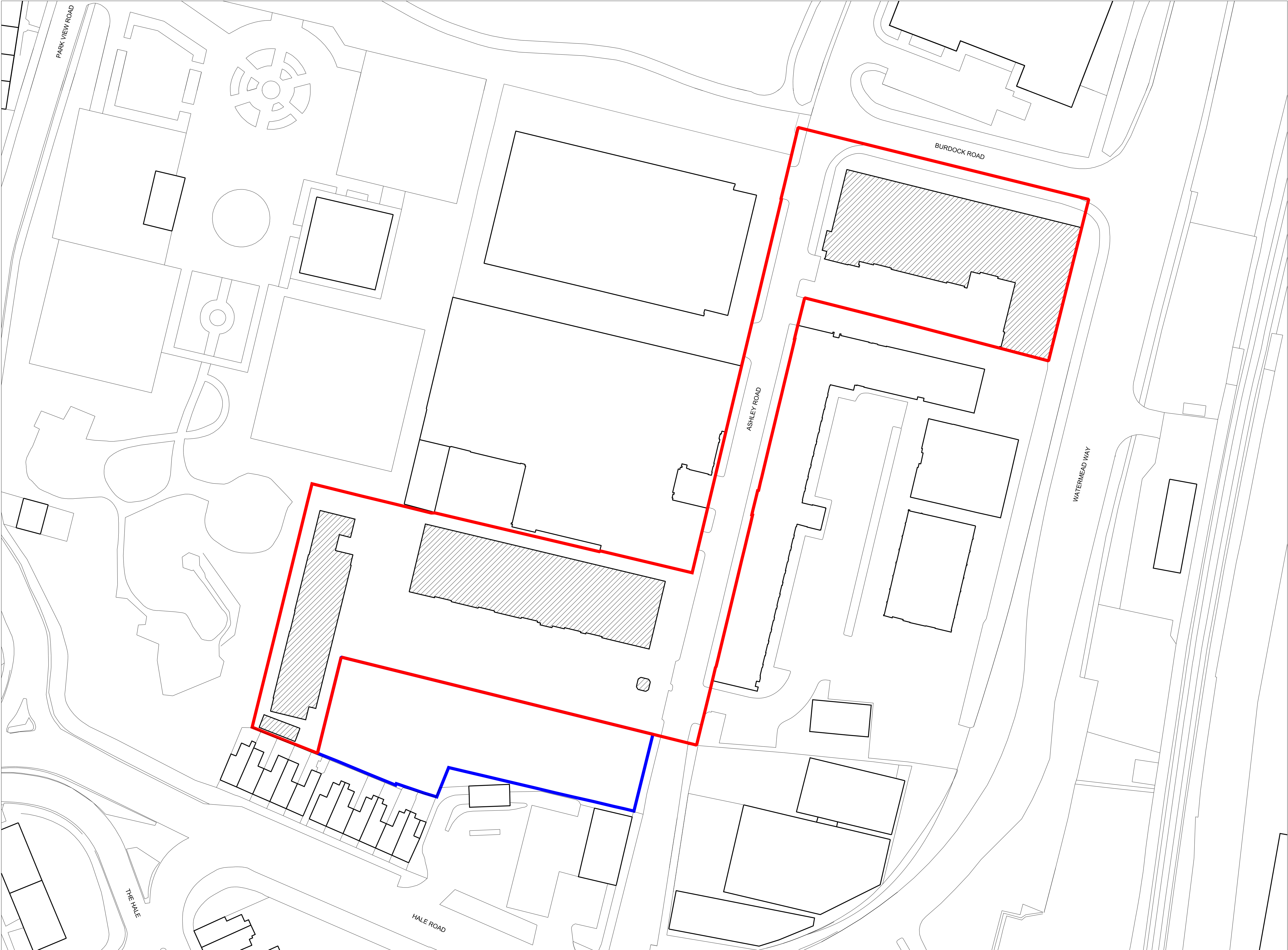
and

STEVE KANE
(Print name of signatory)

[Signature]
Signature Company Secretary/Director

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

**Appendix 16 - Demolition Plan (drawing
ref. no ref no. 1824-JMP-02-XX-DR-
A-1001)**



 Buildings proposed to be demolished

Project Logo

Notes
Do not scale from this drawing.
All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager.
All dimensions are in millimeters unless noted otherwise.

Rev.	Date	Description	Drawn	Checked
------	------	-------------	-------	---------

JOHN McASLAN + PARTNERS

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F +44 (0)20 7313 6001
www.mcaslan.co.uk

-  Architect
-  Landscape

Key Plan

Cannon Factory and Ashley House
Outline Planning Application
Demolition plan

Scale At A1:	1:500	Job Number:	1824
Date:	21/10/2016	Drawing:	LP
Drawing Status:	FOR APPROVAL	Checked:	JL
Drawing Number:	1824-JMP-02-XX-DR-A-1001	Revision:	-

Celebrating
60
years

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

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leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
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020 7837 4477
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Thames Valley
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