

	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 in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
C12	Contamination Remediation Where remediation of contamination on the Plot 2 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
C13	Archaeological Watching Brief Prior to the commencement of the development of Plot 2 a scheme setting out the details for a watching brief on groundworks on Plot 2 shall be submitted to and approved in writing to the Council. Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan 2013.
C14	Green Roof Prior to construction of Plot 2 a scheme for green roofs on the Plot 2 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details. Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
C15	Cooling Demand Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 2 shall be submitted and approved by the Council prior to the commencement of work on Plot 2. Reason: In order to ensure an appropriate level of energy

	efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
C16	Warmington House Repair Works to Warmington House and the construction of the Tottenham Experience shall commence no later than 1 year from the start of demolition work on the three locally listed buildings. Reason: To ensure the works to the Listed Building take place a timely fashion.
C17	Construction Employment Programme The construction of the Plot 2 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council. Reason: To promote employment opportunities for local people.

D. CONDITIONS RELATING TO THE HOTEL (PLOT 3)	
Condition Ref.	Description
D1	Consented Drawings The development of Plot 3 shall be constructed in accordance with the plans listed under “Plot 3” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.
D2	Construction Environmental Management Plan The construction of the Plot 3 development shall not commence until a CEMP in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
D3	Air Quality and Dust Management Plan The construction of the Plot 3 development shall not commence until a Dust Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
D4	Construction Waste Management Plan

	The construction of the Plot 3 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council. Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
D5	Construction Hours No demolition, deliveries or construction or building works associated with the construction of the Plot 3 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
D6	Piling Method Statement No piling shall take place during the construction phase of the Plot 3 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: To prevent the contamination of the underlying aquifer.
D7	Temporary Site hoarding Prior to occupation of the Plot 3 development a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the development. Reason: To protect the environment and amenities of the locality.
D8	CCTV Prior to the first occupation of the Plot 3 development a CCTV scheme for the Plot 3 development shall be submitted to and approved by the Council. Reason: To protect public safety and the amenities of neighboring residents.
D9	Lighting Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 development shall be

	submitted to and approved in writing by the Council. Reason: To protect public safety and the amenities of neighboring residents.
D10	Waste and refuse A waste and refuse strategy for the Plot 3 development to be submitted and approved by the Council prior to occupation of the Plot 3 development. Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.
D11	Energy Centre Flues Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 3 development shall be submitted and approved by the Council before installation of the flues. Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.
D12	Landscape Management Within 1 year of commencing the Plot 3 development the applicant shall submit a landscape maintenance scheme for approval by the Council. Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013.
D13	Hours of Operation of Rooftop Facilities No external rooftop facilities in the Plot 3 development shall be in use between 24:00 – 07:00 hours any day of the week. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
D14	Contamination Prior to the commencement of the Plot 3 development: Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no

	risk of harm, development shall not commence until approved in writing by the Local Planning Authority. b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:- • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
D15	Contamination Remediation Where remediation of contamination on the Plot 3 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
D16	Serviced Apartments No individual serviced apartment shall be occupied for longer than 90 consecutive days by the same tenant or visitor. Reason: To prevent the use of the serviced apartments as dwellings within the C3 use class without the written consent of the Council.
D17	Servicing and Deliveries

	Prior to the occupation of Plot 3 a servicing and delivery plan for Plot 3 shall be submitted to and approved by the Council in writing. Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
D18	Car Parking Management Plan Prior to the occupation of Plot 3 a car parking management plan for Plot 3 shall be submitted to and approved by the Council in writing. Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
D19	Cooling Demand Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 3 shall be submitted and approved by the Council prior to the commencement of work on Plot 3. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
D20	Construction Employment Programme The construction of the Plot 3 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council. Reason: To promote employment opportunities for local people.

E. CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4)	
Condition Ref.	Description
E1	Consented Drawings The development of Plot 4 shall be constructed in accordance

	with the plans listed under “Plot 4” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.
E2	Reserved Matters The first reserved matters application for Plot 4 shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 4 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
E3	Construction Environmental Management Plan The construction of the Plot 4 development shall not commence until a CEMP in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
E4	Air Quality and Dust Management Plan The construction of the Plot 4 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
E5	Construction Waste Management Plan The construction of the Plot 4 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council. Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
E6	Construction Hours No demolition, deliveries or construction or building works associated with the construction of the Plot 4 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing. Reason: In order to ensure that the proposal does not

	prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
E7	Piling Method Statement No piling shall take place during the construction phase of the Plot 4 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: To prevent the contamination of the underlying aquifer.
E8	Lighting Prior to the first occupation of the Plot 4 development an external lighting strategy for the Plot 4 development shall be submitted to and approved in writing by the Council. Reason: To protect public safety and the amenities of neighboring residents.
E9	Waste and refuse A waste and refuse strategy for the Plot 4 development to be submitted and approved by the Council prior to occupation of the Plot 4 development. Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.
E10	Landscape Management Within 1 year of commencing the Plot 4 development the applicant shall submit a landscape maintenance scheme for the Plot 4 development for approval by the Council. Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.
E12	External Climbing Wall The external climbing wall shall not be in use between the hours 23:00 – 07:00. Reason: To protect the environment and amenities of the locality.

E13	Contamination Prior to the commencement of the Plot 4 development: - Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. - If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:- - a risk assessment to be undertaken, - refinement of the Conceptual Model, and - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. - If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
E14	Contamination Remediation Where remediation of contamination on the Plot 4 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015

	and Saved Policy UD3 of the Haringey Unitary Development Plan.
E15	Servicing and Deliveries Prior to the occupation of Plot 4 a servicing and delivery plan for Plot 4 shall be submitted to and approved by the Council in writing. Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
E16	Energy strategy The reserved matters application for Plot 4 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 4. The tariff to be paid on occupation of Plot 4 subject to viability. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
E17	Energy Centre Flues Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 4 development shall be submitted and approved by the Council before installation of the flues. Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.
E18	Cooling Demand Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 4 shall be submitted and approved by the Council prior to the commencement of work on Plot 4. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
E19	Construction Employment Programme The construction of the Plot 4 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council. Reason: To promote employment opportunities for local

	people.
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F. CONDITIONS RELATING TO THE RESIDENTIAL AND FLEXIBLE FLOORSPEACE (PLOT 5)	
Condition Ref.	Description
F1	Consented Drawings The development of Plot 5 shall be constructed in accordance with the plans listed under “Plot 5” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.
F2	Reserved Matters The first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission. The development on Plot 5 hereby permitted shall be begun before the expiration of nine years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
F3	Construction Environmental Management Plan The construction of the Plot 5 development shall not commence until a CEMP in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
F4	Air Quality and Dust Management Plan The construction of the Plot 5 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
F5	Construction Waste Management Plan The construction of the Plot 5 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 5 development

	have been submitted to and approved by the Council. Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
F7	Construction Hours No demolition, deliveries or construction or building works associated with the construction of the Plot 5 development to be carried out outside the hours of 08:00-20:00 Monday to Saturday with no Sunday or Bank Holiday working, unless otherwise agreed. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
F8	Piling Method Statement No piling shall take place during the construction phase of the Plot 5 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: To prevent the contamination of the underlying aquifer.
F9	Wheelchair Accessible Homes 10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair adaptable housing. Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.
F10	Design Code The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement. Reason: In order to avoid doubt and in the interests of good planning.
F11	Dwelling Mix No more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units. Reason: In order to avoid doubt and in the interests of good

	planning.
F12	Car Parking Management Plan Prior to the commencement of development of Plot 5, a parking management plan and scheme setting out the location of electric charging spaces and blue badge spaces in the Plot 5 development to be submitted and approved by the Council. Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.
F13	Cycle Parking Prior to the commencement of the Plot 5 development a detailed cycle parking layout for the Plot 5 development to be submitted and approved by the Council. Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.
F14	CCTV Prior to the first occupation of the Plot 5 development a CCTV scheme for the Plot 5 development shall be submitted to and approved by the Council. Reason: To protect public safety and the amenities of neighboring residents.
F15	Lighting Prior to the first occupation of the Plot 5 development an external lighting strategy for the Plot 5 development shall be submitted to and approved in writing by the Council. Reason: To protect public safety and the amenities of neighboring residents.
F16	Waste and refuse A waste and refuse strategy for the Plot 5 development to be submitted and approved by the Council prior to occupation of the Plot 5 development. Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.
F17	Landscape Management Within 1 year of commencing the Plot 5 development the applicant shall submit a landscape maintenance scheme for the Plot 5 development for approval by the Council. Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area

	consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.
F18	Energy strategy The reserved matters application for Plot 5 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 5. The tariff to be paid on occupation of Plot 5 subject to viability. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
F19	Wind Mitigation The submission of the reserved matters application for landscape for the residential development will be accompanied by a statement outlining how wind mitigation has been incorporated in to the landscaping scheme. Reason: To protect the environment and amenities of the locality.
F20	Green Roofs Prior to the construction of the residential a scheme for green roofs on the Plot 5 development shall be submitted and approved by the LPA. Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
F21	Contamination Prior to the commencement of the Plot 5 development: - Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. - If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

	• a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
F22	Contamination Remediation Where remediation of contamination on the Plot 5 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
F23	Retention of Architects The existing architects for the residential element of the scheme shall be retained for the detailed design of the residential phase or other such architects as approved in writing by the Local Authority. Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
F24	Servicing and Deliveries Prior to the occupation of Plot 5 a servicing and delivery plan for Plot 5 shall be submitted to and approved by the Council in writing. Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian

	traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
F25	Water Use Water use in the residential towers is limited to 105 litres per person per day. Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
F26	Energy Centre Flues Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 5 development shall be submitted and approved by the Council before installation of the flues. Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.
F27	Cooling Demand Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 5 shall be submitted and approved by the Council prior to the commencement of work on Plot 5. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
F28	Construction Employment Programme The construction of the Plot 5 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council. Reason: To promote employment opportunities for local people.

G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6)	
Condition Ref.	Description
G1	Consented Drawings The development of Plot 6 shall be constructed in accordance

	with the plans listed under “Plot 6” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.
G2	Reserved Matters The first reserved matters application shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
G3	Construction Environmental Management Plan The construction of the Plot 6 development shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
G4	Air Quality Dust Management Plan The construction of the Plot 6 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council. Reason: To protect the environment and amenities of the locality.
G5	Construction Waste Management Plan The construction of the Plot 6 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council. Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
G6	Construction Employment Programme The construction of the Plot 6 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council. Reason: To promote employment opportunities for local people.

G7	Construction Hours No demolition, deliveries or construction or building works associated with the construction of the Plot 6 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing with the Council. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
G8	Lighting Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council. Reason: To protect public safety and the amenities of neighboring residents.
G9	Waste and Refuse A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the Plot 6 development. Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.
G10	Green Roof Prior to construction of Plot 6 a scheme for green roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details. Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
G11	Energy strategy The reserved matters application for Plot 6 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 6. The tariff to be paid on occupation of Plot 6 subject to viability. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
G12	Cooling Demand Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 6

	shall be submitted and approved by the Council prior to the commencement of work on Plot 6. Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
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H. CONDITIONS RELATING TO PUBLIC REALM	
Condition Ref.	Description
H1	Consented Drawings The development of Public Realm shall be constructed in accordance with the plans listed under “Public Realm” in condition A4. Reason: In order to avoid doubt and in the interests of good planning.
H2	Public Realm Strategy Prior to the occupation of Plot 1, a public realm strategy including a public realm phasing plan will be submitted to and approved by the LPA. No subsequent Plot shall be occupied until the relevant part of the public realm attributed to that Plot is delivered as provided for in the approved strategy. Reason: In order to avoid doubt and in the interests of good planning and to ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.
H3	Public Realm Public Access Prior to the occupation of Plot 1 at least two of the lifts to access the podium shall be in place and operated in accordance with an agreed management plan to be submitted and approved by the Council. Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.

APPENDIX 24b

Conditions in Reference to the Listed Building Application HGY/2015/3001

Condition Ref.	Description
1.	Development shall commence within 3 years of the date of this planning permission.
2.	The development shall be constructed in accordance with the following drawings and details submitted with the application: POP-4494-PLN-GA-0200 – REV 0 POP-4494-PLN-GA-0201 – REV 0 POP-4494-PLN-GA-0202 – REV 0 POP-4494-PLN-GA-0208 – REV 0 POP-4494-PLN-EL-0220 – REV 0 POP-4494-PLN-EL-0230 – REV 0 POP-4494-PLN-EL-0231 – REV 0 POP-4494-PLN-EL-0232 – REV 0 POP-4494-PLN-EL-0233 – REV 0 POP-4494-PLN-EL-0234 – REV 0 POP-4494-PLN-EL-0235 – REV 0 Reason: In order to avoid doubt and in the interests of good planning.
3.	All works should be made good to match the existing fabric in colour, material and texture. If works cause any unintentional harm to the existing fabric, this should be repaired or replicated to match existing.
4.	Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
5.	Prior to the commencement of works to Warmington House

	details of materials including external finishes, metal and any masonry should be submitted to the Council for approval. This should include an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.
6.	A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun for the following items: a) The staircase, its material and treatment of the defensible space immediately in front of the House; b) Repair, reinstatement of fabric including brick and mortar repairs and any additional works affecting the internal and external fabric of the listed building; c) Detail of structural investigations to verify the loading capacity of the building and any concealed damage to the structure that may occur due to the new extensions on either side; d) Further details of how the new structure would be integrated with the existing listed building; e) All doors, windows and rainwater goods; f) Details of all decorative profiles on walls, ceiling surfaces, staircases, handrails, floor finishes, doors and fanlights as applicable; and, g) Location and finish of all mechanical ventilation, louvers, and communal satellite as applicable.
7.	Prior to the commencement of works to Warmington House, a Heritage Management Plan for Warmington House shall be submitted to the Council for approval on consultation with Historic England. THFC to bind successors in title to the provisions of the Management Plan.

APPENDIX 24c

Conditions in Reference to the Full Planning Application HGY/2015/3002

Condition Ref.	Description
1.	This permission shall be for a limited period for 3 years expiring

	on 08/12/2018 when the building hereby approved shall be removed and the land reinstated. Reason: In order to avoid doubt and in the interests of good planning.
2.	The development shall be constructed in accordance with the following drawings and details submitted with the application: Site Boundary Plan; Drwg No. 001506_25_1; Contaminated Land Report (24.04.2015); Noise Impact Assessment Sep 2015; Design, Access & Planning Statement Sep 2015. Reason: In order to avoid doubt and in the interests of good planning.
3.	Further details of the proposed portacabins shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The portacabins shall not exceed a height of 10 metres above ground level.
4.	The aggregate stored on site shall not exceed a height of 6 metres above ground level.
5.	HGV's loads transporting dusty materials, such as cement and aggregate between the two sites shall be fully covered and enclosed.
6.	No development shall take place until a Dust Management Plan has been submitted to and approved by the Council.
7.	All construction traffic shall meet Euro Stage IV Emission standard.
8,	Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and must be registered at http://nrmm.london/.
9.	The concrete batching plant shall not be operated until such time as a scheme to dispose of foul and surface water and concrete waste water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved, and thereafter retained and maintained.
10.	The hours of operation of the development hereby permitted, including any on-site maintenance, washing-down or other operations, shall be restricted to the period between 7 am and -7 pm on weekdays (Monday - Friday); and between 8 am and 1 pm on Saturdays. There shall be no operations on the site or

	vehicles entering or leaving the site on Sundays, Bank Holidays and Public Holidays except for the purposes of environmental monitoring, security and administration of the site.
11.	The applicant is required to enter into a S.278 agreement to implement a highways scheme as per Drawing (White Hart Lane.dwg) to relocate the bus stop, create a right turn pocket into the site and construction of vehicular crossover to facilitate two way HGV movements in and out of the site.
12	The applicant is required to submit details on the management of the site access by way of Traffic Marshalls, to ensure that the free flow of traffic on White Hart Lane is maintained, during the operation of the proposed facility.
13	The applicant is required to submit a construction travel plan for the proposed site, which details how staff will be encouraged to travel by sustainable modes of transport, and measures to encourage staff to travel by sustainable modes of transport.
14	Delivery of cements, sand and aggregate should be coordinated to fall outside the highways network AM and PM peak and the Saturday peak hour.

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