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Greater London
United Kingdom
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18 February 2026

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

Case Reference	HGY/2025/3409
Location	Land rear of James Place, Kings Road Car Park, Tottenham, N17 8NP
Proposal	Redevelopment of the car park to provide 9 x 4-bedroom, three-storey social rented council homes; together with refuse and cycle stores, and associated landscaping.
Received	5 December 2025

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2428-MET-A1-ZZ-DR-A-112000 Typical House GA Elevations		5 December 2025
2428-MET-A1-ZZ-DR-A-112001 Entrance House GA Elevations		5 December 2025
2428-MET-A1-ZZ-DR-A-211000 Rev P01 Bay Study - Typical House Front		5 December 2025
2428-MET-A1-ZZ-DR-A-111000 Typical Unit GA Plans		5 December 2025
2428-MET-A1-ZZ-DR-A-102000 Eastern Elevation		5 December 2025
2428-MET-A1-ZZ-DR-A-102001 Southern Elevation		5 December 2025
2428-MET-A1-ZZ-DR-A-211003 Rev P01 Bay Study - Northern Gable		5 December 2025
2428-MET-A1-ZZ-DR-A-111001 Entrance Unit GA Plans		5 December 2025
2428-MET-A1-ZZ-DR-A-211004 Typical Bay Study Section		5 December 2025
2428-MET-A1-01-DR-A-101001 First Floor Plan		5 December 2025
2428-MET-A1-02-DR-A-101002 Second Floor Plan		5 December 2025
2428-MET-A1-ZZ-DR-A-103000 Section AA		5 December 2025
2428-MET-A1-03-DR-A-101003 Roof Plan		5 December 2025
2428-MET-A1-00-DR-A-601001 Bin Store 01		5 December 2025
2428-MET-A1-00-DR-A-101000 Ground Floor Plan		5 December 2025
2428-MET-A1-00-DR-A-601002 Bin Store 02		5 December 2025
2428-MET-A1-ZZ-DR-A-104001 Demolition Plan		5 December 2025
2428-MET-A1-ZZ-DR-A-102003 Northern Elevation		5 December 2025

2428-MET-A1-ZZ-DR-A-801000 Precast Element	5 December 2025
2428-MET-A1-ZZ-DR-A-100001 Site Plan	5 December 2025
2428-MET-A1-00-DR-A-601000 Ground Floor Landscape Plan	5 December 2025
2428-MET-A1-00-DR-A-601003 Bin Store 03	5 December 2025
2428-MET-A1-ZZ-DR-A-211002 Rev P01 Bay Study - Southern Gable	5 December 2025
2428-MET-A1-ZZ-DR-A-102002 Western Elevation	5 December 2025
2428-MET-A1-ZZ-DR-A-211001 Rev P01 Bay Study - Typical House Rear	5 December 2025
2428-MET-A1-ZZ-DR-A-103001 Section BB	5 December 2025
2428-MET-A1-ZZ-DR-A-112002 End House GA Elevations	5 December 2025
2428-MET-A1-ZZ-DR-A-111002 End Unit GA Plans	5 December 2025

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

Conditions: (28)

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans. as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

- 2428-MET-A1-00-DR-A-101000 Ground Floor Plan
- 2428-MET-A1-00-DR-A-601000 Ground Floor Landscape Plan
- 2428-MET-A1-00-DR-A-601001 Bin Store 01
- 2428-MET-A1-00-DR-A-601002 Bin Store 02
- 2428-MET-A1-00-DR-A-601003 Bin Store 03
- 2428-MET-A1-01-DR-A-101001 First Floor Plan
- 2428-MET-A1-02-DR-A-101002 Second Floor Plan
- 2428-MET-A1-03-DR-A-101003 Roof Plan
- 2428-MET-A1-ZZ-DR-A-100001 Site Plan
- 2428-MET-A1-ZZ-DR-A-102000 Eastern Elevation
- 2428-MET-A1-ZZ-DR-A-102001 Southern Elevation
- 2428-MET-A1-ZZ-DR-A-102002 Western Elevation
- 2428-MET-A1-ZZ-DR-A-102003 Northern Elevation
- 2428-MET-A1-ZZ-DR-A-103000 Section AA
- 2428-MET-A1-ZZ-DR-A-103001 Section BB
- 2428-MET-A1-ZZ-DR-A-104001 Demolition Plan
- 2428-MET-A1-ZZ-DR-A-111000 Typical Unit GA Plans
- 2428-MET-A1-ZZ-DR-A-111001 Entrance Unit GA Plans
- 2428-MET-A1-ZZ-DR-A-111002 End Unit GA Plans
- 2428-MET-A1-ZZ-DR-A-112000 Typical House GA Elevations
- 2428-MET-A1-ZZ-DR-A-112001 Entrance House GA Elevations
- 2428-MET-A1-ZZ-DR-A-112002 End House GA Elevations
- 2428-MET-A1-ZZ-DR-A-211000 Rev P01 Bay Study - Typical House Front
- 2428-MET-A1-ZZ-DR-A-211001 Rev P01 Bay Study - Typical House Rear
- 2428-MET-A1-ZZ-DR-A-211002 Rev P01 Bay Study - Southern Gable
- 2428-MET-A1-ZZ-DR-A-211003 Rev P01 Bay Study - Northern Gable
- 2428-MET-A1-ZZ-DR-A-211004 Typical Bay Study Section

- 2428-MET-A1-ZZ-DR-A-801000 Precast Element

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3** Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

- a) Facing brickwork(s): sample panels of proposed brickwork to be used showing proposed brick type, colour, texture, bond, mortar mix, and pointing style;
- b) Blockwork: sample panels of proposed blockwork to be used showing proposed brick type, colour, texture, bond, mortar mix, and pointing style;
- c) Roofing materials including coping;
- d) Window reveals and soldier courses;
- e) Doors and windows;
- f) Solar shades;
- g) Balcony materials and screens;
- h) Downpipes, rainwater pipes or foul pipes;
- i) Boundary fencing;
- j) Refuse store;
- k) Cycle store;
- l) Any other materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 4** Prior to the commencement of building works above grade, detailed drawings shall be submitted to and approved in writing by the Local Planning Authority. Detailed drawings shall be submitted at an appropriate scale for:

- a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale); and
- b) Front entrance porch detailing (including plan, elevation and section drawings).
- c) Decorative cast concrete detailing
- d) Boundary treatment to western boundary, and fencing to each dwelling rear garden.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 5 Before the development hereby permitted is commenced, details of a 1.7m high privacy screen to the northern side of the first floor terrace on the northern end terrace shall be submitted to and approved in writing by the Planning Authority. Details shall include a plan, elevations and material details. Development shall be carried out in accordance with the approved details prior to the occupation of the development and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 Notwithstanding the approved plans, before the first occupation of the development hereby permitted, the north-facing windows of Bedroom 2, Bedroom 3 and Bedroom 4 of the northern end terrace shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 long-stay cycle parking spaces for each new home, and 2 visitor spaces have been installed in accordance with the approved details. The design must be in line with the London Cycle Design Standard. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 8 (a) Notwithstanding 'Drawing No. 2428 - MET - A1 - 00 - DR - A - 601000 - Ground Floor Landscape Plan', and prior to first occupation of the

development, detailed specifications of hard surfacing, planting, gates, and any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

These details shall cover the communal courtyard and play area to the front of the site, and rear gardens of the new dwellings. The approved works shall be fully implemented prior to first occupation or completion of the development (whichever is sooner) and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

(b) Details of the species and location of replacement trees (minimum 22 trees) shall be agreed with the Local Planning Authority and shall be planted within 3 months from the date of the of first occupation or completion of the development (whichever is sooner), or if this period does not fall within a planting season, by 31 January thereafter.

Any new tree that dies, is removed, or becomes seriously damaged or diseased within the first five years following planting shall be replaced in the next available planting season with a specimen of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

- 9 The flats/houses hereby approved shall be designed and constructed in accordance with the requirements of Building Regulations Part M4(1) (Visitable dwellings). The development shall be carried out in compliance with these standards and retained as such thereafter for the lifetime of the development.

Reason: To ensure that the internal layout of the building provides reasonable provision for most people, including wheelchair users, to enter the dwelling and access habitable rooms and sanitary facilities, in accordance with Policy D7 of the London Plan 2021.

- 10 The development hereby approved shall be constructed in accordance with the Energy Strategy prepared by Waterstone Design (dated November 2025), delivering a minimum 86% improvement on carbon emissions against Part L 2021, with high fabric efficiencies, air source heat pumps (ASHPs), and min. 3.2kWp solar photovoltaic (PV) array per dwelling.

(a) Prior to above ground construction, further details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction;
- Location, specification, and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the

- ASHP pipework and noise and visual mitigation measures;
- If proposed, the specification and efficiency of the Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 11** Prior to the occupation of the dwellings hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing the relevant payment fund for offsetting the remaining carbon emissions from this development, calculated at £95 per tCO₂ over 30 years.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

- 12** The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the Overheating Report (dated November 2025) prepared by Waterstone Design:

- Glazing g-values of 0.45 for general glazing;
- 500 mm external overhangs on all east, west, and south facing bedroom windows at all levels;
- Mechanical Ventilation with Heat Recovery (MVHR) system with summer by-pass at 13l/s flow rate in the bedrooms and bathrooms and 30l/s flow rate in the kitchen;
- Cross-ventilation strategy and thermal mass measures as proposed.

If the design of Block is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 13** 1. No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 14** Prior to first occupation of development, and notwithstanding the Biodiversity Statement & Metric Assessment prepared by Middlemarch, no works including demolition/site clearance shall take place until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

The Plan shall demonstrate how the development will achieve a minimum of 10% biodiversity net gain, calculated using the latest Defra biodiversity metric, and shall include details of proposed measures such as:

- On-site habitat creation, including soft landscaping and tree planting;
- Biodiversity green roofs; and
- Any off-site biodiversity units or credits, if applicable.

The development shall be carried out and retained thereafter in full accordance with the approved Biodiversity Gain Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024, and in order to comply with policy G5 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

- 15** Prior to first occupation of the development hereby approved, a Habitat Monitoring and Management Plan (HMMP) proportionate to the approved biodiversity measures shall be submitted to and approved in writing by the Local Planning Authority.

The HMMP shall set out long-term management and monitoring arrangements and maintenance schedules for the biodiversity net gain measures, along with and a methodology to ensure the submission of monitoring reports. for a period of at least 30 years and shall be implemented in full and adhered to throughout that period.

Monitoring reports shall be submitted to, and approved in writing by, the Local Planning Authority at years 2, 5, 7, 10, 20 and 30 from commencement of development, unless otherwise stated in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

Reason: To ensure that the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024.

- 16** Before development commences other than for investigative work:

a) A 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 the desktop study has been 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. The investigation must be comprehensive enough to enable: an updated risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a

Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority.

c) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.

d) Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation method statement have been completed shall be submitted to and approved in writing by the Local Planning Authority.

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

- 17** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 18** a) Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.
- b) Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IV of EU Directive 97/68/ EC for both NO_x and PM emissions shall be submitted to the Local Planning Authority.
- c) During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all

equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ.

- 19** No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reason: To Comply with Policy SI 1 of the London Plan and GLA SPG Dust and Emissions Control.

- 20** Prior to the commencement of any works the site or Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: To Comply with Policy SI 1 of the London Plan.

- 21** An Air Quality Neutral Assessment, taking into account emissions from any boilers, combustion plant and road transport sources must be undertaken and submitted for approval.

Reason: To Comply with Policy SI 1 of the London Plan and the GLA SPG Sustainable Design and Construction.

- 22** The development shall not be occupied until arrangements have been made to secure the development as "car free" in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on-street parking permit to park a vehicle on the public highway in perpetuity. This is with the exception of those with a disability. The applicant must contribute a sum of £4000 towards the amendment of the Traffic Management Order for this purpose. The approved scheme/agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent

with Policy DM32 of The Development Management DPD 2017 and Policy T6.1 of the London Plan 2021.

- 23** The applicant/developer is required to submit a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development, and approved in writing by the local planning authority. The applicant will be required to contribute a sum of £5,000 (five thousand pounds) to cover officer time required to administer and oversee the temporary arrangements, and ensure highways impacts are managed to minimise nuisance for other highways users, local residents and businesses. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:

- a) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway.
- b) The estimated number and type of vehicles per day/week.
- c) Estimates for the number and type of parking suspensions that will be required.
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.
- e) The undertaking of a highway dilapidation survey.
- f) The implementation of the Construction Logistics and Community Safety (CLOCS) standard.
- g) Highway dilapidation survey.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development in combination with other sites in the local area and to encourage modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect the amenity of neighbouring properties and to maintain traffic safety.

- 24** Prior to the first occupation of the development, the applicant shall be required to enter into agreement with the Highway Authority under Section 278 of the Highways Act to pay for any necessary highway works. The works include but are not limited to the relocation of the crossover to the site, reinstating the footway and the creation of any on-street disabled car parking bays which will require electrification. Unavoidable works required to be undertaken by Statutory Services will not be included in the Highway Works Estimate or Payment. The developer will be required to provide details of any temporary highways scheme required to enable the occupation of each phase of the development, which will have to be costed and implemented independently.

Reason: To implement the proposed highways works to facilitate future

access to the development

- 25** The applicant shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and deliver plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.

- Consolidation of deliveries,
- Last mile delivery using cargo bikes,
- Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance.
- Emergency access arrangements including by London Fire Brigade
- The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually for a period of 3 years unless otherwise agreed by the highway's authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020.

- 26** Prior to first occupation of the development, details of waste management arrangements in connection with the refuse stores as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. These details shall include confirmation of the capacity and layout of refuse and recycling storage areas, and access arrangements for collection crews. The approved waste management arrangements shall be implemented in full prior to first occupation and retained thereafter for the lifetime of the development.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 27** a) Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.

b) Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

- 28** The placement of a satellite dish or television antenna on any external surface of the flatted block or new houses hereby approved is precluded, with the exception of a communal solution for the flatted units. Details of any such communal provision shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the flats hereby approved. The approved provision shall be installed in accordance with the approved details retained as such thereafter.

Reason: To protect the visual amenity of the locality in accordance Policies DM1 and DM3 of the Development Management Development Plan Document 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

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.

INFORMATIVE: Street naming and numbering.

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address. In order to proceed with 'Street Naming and Numbering', please use the following web link: <https://www.haringey.gov.uk/streets-roads-travel/street-licences->

applications/streetbuilding-naming-numbering

INFORMATIVE: Fire Safety

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these new units.

INFORMATIVE: Dust

The applicant must ensure any issue with dust where applicable is adequately addressed so as to minimise the effects of the demolition work on the existing air quality and any other nearest sensitive receptors.

INFORMATIVE: Asbestos

Prior to the demolition or construction on the existing land, 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.

INFORMATIVE: Secured by Design

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

INFORMATIVE: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

INFORMATIVE: Biodiversity Net Gain (BNG) Informative (1/2).

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is the London Borough of Haringey.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition.

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

INFORMATIVE: Biodiversity Net Gain (BNG) Informative (2/2).

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

INFORMATIVE : Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £81,239.41 (1117 sqm x £72.73) and the Haringey CIL charge will be £67,288.08 (1117 sqm x £60.24) (Indexation included). This 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 RICS CIL Index and Haringey's Annual CIL Rate Summary.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 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.