Mr Kevin Tohill
Alexandra House
10 Station Road
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18 June 2026

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

Case Reference	**HGY/2025/3156**
Location	**2 to 240 Block, Tiverton Road, Tottenham, London, N15**
Proposal	**Development of the site to provide 17 new residential council homes arranged across two 4-storey blocks; together with associated communal amenity space, private outdoor space, landscaping, cycle parking, and refuse storage**
Received	**17 November 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.

Head of Development Management and Planning Enforcement
Planning Service

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Conditions: (38)

1 Time Limit (Compliance)

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

2 The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Submitted Plans:

Existing

D-001 P-Si-D-001 Existing General Site Plan
D-101 P-Si-D-101 Existing Car Park Layout
D-103 P-Si-D-103 Existing Site Plan

Proposed

D-002A P-Si-D-002 Proposed General Site Plan Rev: M
D-002B P-Si-D-002B Proposed Site Plan Rev: J
D-002C P-Si-D-002C Proposed Site Plan Rev: A
D-003 P-00-D-003 Proposed Ground Floor Plan Rev: T
D-004 P-01-D-004 Proposed First Floor Plan Rev: M
D-005 P-02-D-005 Proposed Second Floor Plan Rev: M
D-006 P-03-D-006 Proposed Third Floor Plan Rev: M
D-007 P-R-D-007 Proposed Roof Plan Rev: L
D-008 E-E/W-D-008 Proposed East and West Elevations Rev: J
D-009 E-N/S-D-009 Proposed North and South Elevations Rev: G
D-010 E-F-D-010 Proposed Courtyard Elevations Block A and B Rev: J
D-011 X-A/B/C/D-D-011 Proposed Sections Rev: H
D-102 P-Si-D-102 Proposed Car Park Layout
D-104 P-Si-D-104 Indicative Proposed Site Plan
D-105 E-A-D-105 Proposed Block A Elevations
D-106 E-B-D-106 Proposed Block B Elevations

Submitted Documents:

Love Design: Daylight & Sunlight - Daylight, Sunlight, and Overshadowing Impact Assessment of Neighbouring Properties ref: PR417_02;
Love Design: Daylight & Sunlight - Internal Daylight and Sunlight ref:

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PR417_03
Nova Acoustics - Residential Noise Assessment ref: NP-013157
XCO2 - Air Quality Assessment ref: 9.741
XCO2 - Energy and Sustainability Statement ref: 9.741
Graphic Structures - Flood Risk Assessment and SUDS Report ref: P25-0335-GSL-XX-XX-RP-C-0001 VERSION 7 – NOV 25
Paul Mew Associates - Outline Operational Waste Management Plan ref: October 2025
Paul Mew Associates - Transport Assessment ref: October 2025
Middlemarch - Ecological Walkover Survey ref: RT-MME-183576-01
Middlemarch - Biodiversity Statement & Metric Assessment ref: RT-MME-183576-02
Haringey - Statement of Community Involvement
Turkington Martin - Landscape Statement ref: TR530-TML-ZZ-ZZ-RP-L-0006
Highway Technical Note date February 2026

Reason: In order to avoid doubt and in the interests of good planning.

3 Materials and Detailed Design (Prior to commencement of above ground works)

Prior to the commencement of above ground works detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detailed elevational treatment;
b) Detailing of roof and parapet treatment;
c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
d) Details of street furniture;
e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
f) Details of balustrading;
g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
h) Details of all enclosures and plant; and
i) Any other external materials to be used;

together with a full schedule of the exact product references for all materials shall be submitted to, and approved in writing by, the Local Planning Authority. The relevant part of the development shall not be occupied until the development has been carried out accordance with the approved details. The development shall thereafter be retained as such for its lifetime.

Reason: To safeguard and enhance the visual amenities of the locality and

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to comply with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

4 Boundary Treatment and Access Control (Pre-occupation)

Prior to occupation of the development hereby approved details of exact finishing materials and heights/extent of the boundary treatments and confirmation of and site access controls, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for its lifetime.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments and to comply with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

5 Landscaping (Pre-occupation)

Prior to occupation of the development hereby approved, full details of both hard and soft landscape works shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include information regarding, as appropriate:

a) Proposed finished levels or contours;
b) Means of enclosure, screens and built in planters, including raised planters to the homes located at ground floor level;
c) Hard surfacing materials;
d) Minor artefacts and structures (e.g. Furniture, signs, lighting etc.); and
e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

The development shall not be occupied until the hard landscaping has been provided in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

Soft landscape works shall include:
f) Planting plans;
g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
i) Implementation and management programmes, including any required irrigation system and loading integrated into the podium garden; and

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j) Detailed drawings of any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

6 Biodiversity Net Gain Plan (Pre-occupation)

Prior to first occupation of the development hereby approved, and notwithstanding the Preliminary Ecological Appraisal prepared by Ecology and Land Management submitted, 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, 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).

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7 **BNG Monitoring (Pre-occupation)**

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.

8 **Urban Greening Factor (Pre-completion)**

The development hereby approved shall meet its 0.4 Urban Greening Factor (UGF) score identified within the planning application submissions as a minimum. Prior to completion of the construction work, an Urban Greening Factor analysis, with the anticipated end calculation for the scheme, shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating the maximum target that will be met through greening measures. If a UGF of 0.4 is not achievable, demonstrable evidence shall be submitted to demonstrate how best endeavours have been made to reach the highest possible target.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change and to comply with Policies G1, G5, G6, SI1 and SI12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

9 **Energy Strategy (Prior to above ground works)**

(a) Prior to the above ground works, an Energy Plan shall have been submitted to, and approved in writing by, the Local Planning Authority. This plan shall be based on the submitted Sustainability Statement prepared by XCO2 (dated November 2025), delivering a minimum site-wide carbon emission reduction of 78% from a Building

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Regulations 2021 Part L compliant building. Once approved, this will form the Approved Energy Plan for the development.

The revised strategy shall include the following:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy including the carbon offset contribution;
- A minimum 19.1 kWp solar photovoltaic array and how the energy will be used on-site before exporting to the grid;
- A minimum site-wide carbon reduction of 18% under Be Lean with detailed SAP calculations for the residential element of the development;
- Calculations showing how thermal bridging will be reduced;
- Specification and location of the proposed Air Source Heat Pumps (ASHPs), their seasonal coefficient of performance, seasonal performance factor for heating, seasonal energy efficiency ratio for cooling (non-domestic units only), with plans showing the individual ASHP pipework and layout; and
- A metering strategy.

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

(c) The solar PV arrays and heat pumps shall 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 in writing by, by the Local Planning Authority, including photographs of the solar array, installer confirmation, and an energy generation statement for the period that the solar PV array has been installed.

Should the zero carbon target not be able to be achieved on-site through energy measures, then any shortfall carbon emissions shall be offset at the cost of a rate of
£2,850 per tonne of carbon, plus a 10% management fee. Prior to commencement of development, the initial carbon offset contribution equivalent to 50% of the calculated carbon offset based on the approved Energy Plan.

The final agreed energy strategy shall be installed and operational prior to the first occupation of the development. The development shall be carried out in

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accordance

with the details so approved and shall be operated and maintained as such thereafter for the lifetime of the development. The solar PV array shall be also installed with monitoring equipment prior to completion of the development and shall be maintained at least annually thereafter.

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) Policy SP4.

10 Overheating Strategy (Prior to above ground works)

Prior to the above ground works, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Overheating Assessment reports on the Sustainability Statement prepared by XCO2 (dated November 2025). This report shall include:

Updated modelling of all relevant units in accordance with CIBSE TM59, using CIBSE TM49 London Weather Centre DSY1–3 (2020s) and DSY1 2050s and 2080s high emissions, 50% percentile, for both openable and closed window scenarios.

Demonstration that the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, including:

Natural ventilation scenario (without MVHR tempering) to evidence passive design optimisation (openable windows scenario).

Mechanical ventilation scenario with maximised passive measures to reduce reliance on MVHR tempering (closed window scenario).

Modelling of mitigation measures including external shading required to pass current and future weather files, clearly setting out which measures will be delivered before occupation, and which measures will form part of the retrofit plan;

Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;

Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

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A heatwave plan and Home User Guide for occupants.

(b) Prior to occupation, the development shall be built in accordance with the approved overheating measures and they shall be retained thereafter for the lifetime of the development:

Natural ventilation with secure inward openable windows; Glazing g-value: 0.5;
External shading in West and south facades, such as Brise Soleil or external shutters, etc;

MVHR with summer bypass and optional cooling coils (60 l/s airflow); No active cooling; and
Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

In the event that the design of the bock(s) are amended, or the heat network pipes would result in higher heat losses which would impact on the overheating risk of any homes, a revised Overheating Strategy shall be submitted as part of tan application to amend the scheme.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

11 Energy Monitoring: Be Seen (Prior to completion)

a) Prior to the completion of the superstructure a detailed scheme for energy monitoring shall have been submitted to, and approved in writing by, the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.

(b) Within one year of first occupation, evidence shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been

dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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(c) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be- seen-energymonitoring-guidance).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

12 Sustainability Review (Prior to occupation)

Prior to the occupation of the relevant building, a final assessment should be provided to be approved in writing by the Council which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

a. explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;
b. calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) at £2,850 per tonne of carbon to be paid by the Owners to the Council where the Development has not been able to achieve zero carbon target on-site. This shall be based on the as-built energy assessment submitted as a part of the Sustainability review;

Prior to completion, the Owner shall pay the final carbon offset contribution. This shall be calculated based on the as-built energy performance assessment undertaken at Sustainability Review stage, less the initial

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carbon offset contribution paid at Energy Plan stage.

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.

13 Servicing and Delivery Management Plan (Prior to occupation)

Prior to commencement of the development hereby approved a Servicing and Delivery Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority to ensure that servicing and delivery activity can be undertaken in a safe and effective manner.

The development shall thereafter be implemented in accordance with the approved servicing and delivery management plan for the lifetime of the development. The servicing and delivery management shall include the following:

• The contact details of a suitably qualified co-ordinator;
• How vehicle arrivals, departures, parking, stopping and waiting will be controlled to minimise any impact on the highway;
• Details of any freight consolidation operation, centre and the servicing and delivery booking and management systems;
• Measures to be implemented to avoid activity in high peak hours (08:00-09:00 and 17:00-18:00);
• Arrangements for accessing/egressing the site in forward gear and avoidance of having to transit roads in reverse gear;
• Trip generation figures for servicing and delivery activity for the additional dwellings on the site, including existing trip generation to understand uplift in such activity and
• Details of the refuse storage facilities on all plans need to show clearly the waste storage capacity.

Reason: To conform with London Plan Policy T7 Deliveries, servicing and construction. To ensure that the development does not prejudice the free flow of traffic or public safety along the adjoining highway and impact the local community.

14 Cycle Parking (Prior to occupation)

Prior to occupation of the development hereby approved, plans shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating easily accessible (at ground floor level wherever possible); sheltered, weatherproof and secure cycle parking for 33 long-stay residential

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cycle spaces and 2 short-stay residential spaces for approval. An absolute minimum of 20% long-stay residential cycle parking shall be Sheffield Stand design specification. The design specification and quantum of cycle parking shall be clearly annotated on the submitted plans. Appropriate provision of bespoke long-stay cycle parking shall be provided to accommodate accessible cycles, cargo bikes and e-bikes. Long-stay cycle parking shall be easily accessible from the public highway, minimising transit time through sets of doors.

The applicant shall demonstrate that the London Cycle Design Standards' minimum aisle width requirement of 2.5m beyond the lowered upper stand is adhered to when two-tiered cycle parking is proposed. Short-stay cycle parking provided shall be in a central, easily accessible position to Sheffield Stand design specification.

Reason: To ensure that residential use cycle parking is in accordance with the published London Plan 2021 Policy T5, the cycle parking must be in line with the London Cycle Design Standards (LCDS) and to promote active travel.

15 Wheelchair Accessible Car Parking (Pre-Occupation)

The development shall not be occupied/used until provision has been made for two wheelchair accessible car parking spaces to serve the development. The two wheelchair accessible car parking spaces shall have electric vehicle charging capability (one active and one passive) provided prior to the development being used/occupied; details of which shall have been submitted to, and approved in writing by, the Local Planning Authority, prior to installation. The charging shall be installed in accordance with the approved details. This arrangement shall be retained for the lifetime of the development.

Reason: to be in accordance with published Haringey Council Development Management DPD, Chapter 5 Transport & Parking and the published London Plan 2021 Policy T6.1 Residential Parking and the Department for Transport's Inclusive Mobility guidance.

16 Land Contamination (Pre-commencement)

Development shall not commence, other than demolition required for investigative work, until:

a) A desktop study has been 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

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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 to, 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.

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 and to comply with paragraph 187 of the National Planning Policy Framework, and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

17 Unexpected Contamination (if identified)

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.

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18 **Air Quality Assessment (Compliance)**

The development hereby approved shall not be occupied until it has achieved the Air Quality Neutral position, as set out in the hereby approved Air Quality Assessment prepared by XCO2 Consultants dated June 2025.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ.

19 **Non -Road Mobile Machinery (NRMM) (Pre-commencement)**

A) Prior to the commencement of the development hereby approved, 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 in writing by, the Local Planning Authority.

B) Prior to commencement of the development, evidence that all plant and machinery to be used during the demolition and construction phases of the development meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to, and approved in writing by, 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 to comply with Policy SI1 of the London Plan 2021 and GLA NRMM LEZ.

20 **Management and Control of Dust (Pre-commencement)**

Prior to commencement of development a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall have been submitted to, and approved in writing by, the Local Planning Authority. 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 protect air quality and to comply with Policy SI1 of the London

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Plan 2021 and GLA SPG Dust and Emissions Control 2014.

21 **Considerate Constructors Scheme (Pre-commencement)**
Prior to commencement of the development hereby approved the Contractor Company shall register with the Considerate Constructors Scheme. Proof of registration shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. Registration shall be maintained throughout construction.

Reason: In order to protect the amenity of local residents and in the interests of reducing greenhouse gas emissions, and to comply with Policy SI2 of the London Plan 2021.

22 **Thames Water Piling Method Statement (Pre-commencement)**

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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe, has been submitted to, and approved in writing by, the local planning authority in consultation with Thames Water. Any piling shall be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: In the interests of protecting the local underground sewerage utility infrastructure and to comply with Policy DM27 of the Development Management Development Plan Document 2017.

23 **Surface Water Drainage (Pre-commencement)**

No development shall take place until a detailed Surface Water Drainage scheme for the site has been submitted, and approved in writing by, the Local Planning Authority. The detailed drainage scheme shall demonstrate:

a) Calculations including the Network Diagram cross referencing drainage elements confirming a full range of rainfall data for each return period for 7 days 24 hours provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.

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b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

d) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.

Reason: In the interests of managing drainage and flood risk for the development, and to comply with Policies SI12 and SI13 of the London Plan 2021 and Policies DM24, DM25 and DM29 of the Haringey Development Management Development Plan Document 2017.

24 SuDs Management and Maintenance (Prior to occupation)

Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent the increased risk of flooding, to improve water quality, to ensure future maintenance of the surface water drainage system and to comply with Policy DM25 of the Development Management Development Plan Document 2017.

25 Waste/Recycling Storage (Prior to occupation)

Prior to the occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall have been submitted to, and approved in writing by, the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

26 Secured by Design Accreditation (Pre above ground works)

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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 shall be achievable according to current and relevant Secured by Design guidelines at the time. The development shall only be carried out in accordance with the approved details. The development shall thereafter be retained for its lifetime in accordance with the details.

Reason: To ensure safe and secure development and reduce crime, and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

27 Secured by Design Certification (Pre-occupation)

Prior to the first occupation of each block hereby approved, 'Secured by Design' certification shall be obtained for such building or part of such building and thereafter all features are to be retained for the lifetime of the development.

Reason: To ensure safe and secure development and reduce crime and to comply with Policy D11 of the London Plan 2021 and Policy DM2 of the Haringey Development Management Development Plan Document 2017.

28 Trees (Compliance)

No development shall commence until all the trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the

trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed and to comply with Policy G7 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

29 Wheelchair Accessible Homes (Compliance)

The development shall not be occupied unless and until all homes have been built to M4(2) of the Building Regulations 2013 (as amended) with at

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least 10% (two dwellings) being built as wheelchair accessible in accordance with Part M4(3) of the same Regulations. All homes in Block B shall be built to Part M4(2) of the Building Regulations 2013 (as amended) with the exception of where the provision of a lift for this block would impact that. unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D7.

30 C3 Use Class (Compliance)

Notwithstanding any provisions to the contrary, the 17 homes within the development hereby approved shall be provided as social rent homes within the C3 use class, and for no other tenure or use.

Reason: In order to restrict the use of the premises in the interest of the amenities of the area and to comply with Policy DM1 of the of the Development Management Development Plan Document 2017.

31 Transport for London Infrastructure (Prior to above works)

Prior to the commencement of above ground works, a detailed design and method statements (in consultation with TfL Infrastructure Protection) have been submitted to, and approved in writing by, the Local Planning Authority which:

Demonstrate that access to the ventilation shaft will not be obstructed during the full lifecycle of the development.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

32 Play equipment (Pre-commencement/prior to occupation)

Prior to the commencement of the relevant part of the landscaping development hereby approved full details of the play equipment (including a mix of traditional swing / slide type equipment and natural play equipment) proposed, including a breakdown of equipment and age appropriateness shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be occupied until the play equipment has been provided on site. The play equipment shall thereafter be retained as such for the lifetime of the development.

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Reason: To ensure suitable play equipment is provided for the relevant age groups and that siting of most noise generating activities are located away from the most noise sensitive locations and to comply with Policy S4 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

33 Antenna (Compliance/prior to occupation)

The placement of a satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal solution for the homes, details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development hereby approved. The equipment shall be provided in accordance with approved details and retained as such thereafter.

Reason: To protect the visual amenity of the locality and to comply with Policy DM1 of the Development Management Development Plan Document 2017.

34 Noise from building service plants and vents (Compliance)

Noise emitted by all building services plant shall not exceed the existing measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this condition, it shall be switched off and not used again until it is able to comply.

Reason: In order to protect the amenities of nearby residential occupiers and to comply with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

35 Lighting (Pre-occupation)

Prior to first occupation of the development hereby approved, details of all external lighting to building facades, street furniture, communal and public realm areas shall have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Metropolitan Police. The development shall not be occupied until it has been constructed in accordance with the approved details, and thereafter the development shall be retained as such for the lifetime of the development.

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Reason: To ensure the design quality of the development, public safety and also to safeguard residential amenity and to comply with Policy DM1 and DM11 of the Development Management Development Plan Document 2017.

36 Landscape and Public Realm (Pre-occupation)

The development hereby approved shall not be occupied until detailed drawings for the following landscape and public realm works have been submitted to, and approved in writing by, the Local Planning Authority: materials, kerb free transitions, shared surface geometry, child friendly street features, street furniture/lighting/wayfinding; a coordinated levels plan; a Delivery and Maintenance Plan; triggers for delivery of offsite improvements (church play area, Tewkesbury Road, 2–24 Tiverton Road); blue green infrastructure (SuDS, rain gardens, irrigation re use) with maintenance and samples. The development shall be carried out in accordance with the approved details; and shall be retained as such for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

37 Accessible Homes (Pre occupation)

The building hereby permitted shall not be occupied until it has been built with step-free access provided to all ground floor homes and communal spaces, including enhanced inclusive measures such as additional on plot storage for buggies, wider stairs/landings, and re provision options for households where mobility needs change over time. The scheme shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Policy SP2 of the Local Plan 2017 and Policy D5 of the London Plan 2021.

38 DIRECTOR'S AGREEMENT LETTER

This planning permission must be read in conjunction with the associated Director's Letter that secures financial and non-financial obligations.

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Informatives:

NPPF

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £98,840.07 (1359 sqm x £72.73) and the Haringey CIL charge will be £81,866.16 (1359 sqm x £60.24). 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. An informative will be attached advising the applicant of this charge. It is expected that the applicant will be eligible to claim social housing relief.

Hours of Construction Work

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.

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.

Street Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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London Fire Brigade

The London Fire Brigade strongly recommends that sprinklers are considered for new residential developments, Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers

Thames Water – Water pressure

Thames Water recommends the following informative be attached to this planning permission. 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.

Thames Water - Groundwater

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. Thames Water would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water - Water Consumption

The residential units should be constructed to meet, as a minimum, the higher Building Regulation standard Part G for water consumption, aiming to limit water consumption to 105 litres per person per day using the fittings approach, in the interests of water efficiency considerations.

Thames Water - Infrastructure

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read Thames Water's guide 'working near our assets' to ensure workings will be in line with the necessary processes needing to be to followed where working above or near Thames Water's pipes or other structures.
https://www.thameswater.co.uk/developers/larger-scale- developments/planning-your-development/working-near-our-pipes For further information please contact. Thames

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Water. Email:developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Metropolitan Police Service Designing Out Crime

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.

Pollution

Prior to demolition or any construction work of the 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.

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.

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