Housing, Regeneration & Planning
David Joyce Director of Housing, Regeneration and Planning

Rob Krzyszowski
Assistant Director of Planning, Building Standards & Sustainability

Date: 04 October 2022
Your ref: HGY/2022/0035
Our ref: HGY/2022/0035
Direct dial: 020 84891784/020 84891833
Email: Robbie.Erbmann@haringey.gov.uk

Dear Mr Krzyszowski

Re: LETTER AS AN ALTERNATIVE TO A SECTION 106 AGREEMENT FOR USE WHERE COUNCIL IS THE LANDOWNER

LAND AT LAND AT CRANWOOD, 100 WOODSIDE AVENUE, LONDON, N10 3JA

PLANNING APPLICATION REFERENCE: HGY/2021/2727

(A) Planning Committee resolved on 6th June 2022 to grant planning permission ref: **HGY/2021/2727** for:

> *Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. and new stepped access to Parkland Walk from Woodside Avenue*

(B) The resolution to grant planning permission was subject to planning conditions and to securing other planning matters and community benefits that cannot be secured by planning conditions but are required to address the planning impacts of the Development. These matters would normally be set out in an agreement under Section 106 of the Town and Country Planning Act 1990. Such an agreement in relation to this application cannot be entered into as the Council is both the applicant for planning permission, the landowner and the local planning authority.

(C) This letter from Robbie Erbmann, Assistant Director of Housing (ADH), to Rob Krzyszowski, Assistant Director of Planning, Building Standards & Sustainability (ADoPBSS), therefore secures these matters as specified within the committee report (the Letter).

(D) Although this Letter is from and signed by the current Director of Housing Regeneration and Planning it is intended to apply to and be given on behalf of that directorate and any subsequent branch of the Council responsible for the functions currently discharged by the Housing Regeneration and Planning directorate. This also applies to the recipient of this Letter in that the commitments given in this Letter are intended to be given not only to the current Assistant Director of Planning, Building Standards & Sustainability but also to any subsequent branch of the Council that is responsible for the functions currently discharged by the current Assistant Director of Planning, Building Standards & Sustainability.

(E) I confirm that the Housing Regeneration and Planning Directorate will provide or procure the provision of the following planning matters and community benefits in relation to this Development as set out below:

1. DEFINITIONS

1.1 For the purposes of this Letter the meanings set out above and the following expressions shall have the following meanings:

Expression	Meaning
Act	the Town and Country Planning Act 1990;
Affordable Housing Building	the building forming part of the Development shown on the Plan delineated with a thin red line and annotated 'Affordable Housing' which is to comprise Residential Units with 106 Habitable Rooms
Application	the planning application seeking planning permission for the Development bearing reference **HGY/2021/2727**;
Apprentice	a Resident aged 16 years or over who is undertaking on-the–job training and who is also studying for a nationally recognised qualification or an NVQ;
Apprenticeship Support Contribution	EIGHT THOUSAND TWO HUNDRED AND SIXTY-EIGHT POUNDS AND NINETY PENCE (8,268-90) being a financial contribution to support the recruitment process of apprenticeships;

Expression	Meaning
Assigned Officer	the Council's economic development officer assigned by the Council to meet the requirements of the Employment and Skills Team or such other officer notified from time to time;
Borough	the administrative area of the London Borough of Haringey;
Carbon Offset Contribution	a contribution towards the Council's implementation of projects to reduce carbon emissions in its area to offset any proposed shortfall in meeting London Plan policies calculated using a carbon dioxide offset price of £2,850 per tonne of carbon dioxide (subject to Indexation from the date that the Energy Strategy under Condition 20 of the Planning Permission is approved by the Council until the date that the Carbon Offsetting Contribution or part thereof is credited) plus a 10% (ten percent) management fee in accordance with the Agreed Energy Performance Guidance based on Building Regulations Part L 2013 with SAP10 carbon factors, in order to compensate for any unachieved carbon reduction targets arising from the Development;
Car Club	a club operated by a Car Club Operator which Occupiers and the general public may join and which makes cars available for hire to members either on a commercial or part-subsidised rate;
Car Club Operator	a company that is accredited by Carplus to operate a Car Club, or such other company operating a Car Club as is approved by with the ADoPBSS in writing;
Contractor	any person persons or body (corporate or otherwise) that has contracted with the Council to carry out the Development and where the context so requires shall include any sub-contractor whether employed directly by the Council or by the Contractor
Completion Notice Date	the date when the ADoPBSS (acting reasonably and without delay) confirms that the Development has been completed in accordance with the Planning Permission and the terms of this Letter to their satisfaction;

Expression	Meaning
Construction Delivery Network	a partnership of local organisations operating within the Borough to help coordinate and promote supporting Residents and persons into training or employment opportunities as may be notified by the Council to the ADH from time to time;
Construction Phase	the period from the Implementation Date until the Completion Notice Date for the Development;
Council	the local authority of the London Borough of Haringey;
Design and Quality Standards	the standards for new homes in London published by the Greater London Authority and set out in policy D6 of the London Plan published in March 2021 and the Housing Supplementary Planning Guidance published in May 2016 or any updating guidance;
Development	as set out at (A) above;
Employment and Skills Plan	the plan to be submitted to the ADoPBSS and containing the information outlined under paragraph 5.1;
Employment and Skills Recovery Action Plan	the Council's Good Economy Recovery Plan November 2020 which sets out the Council's priorities for supporting local businesses and high streets;
Employment and Skills Team	the Council's team responsible for supporting residents and persons into training or employment opportunities and any successor team(s) that may exist from time to time;
Habitable Room	any room within a Residential Unit the primary use of which is for living, sleeping or dining and which expressly includes kitchens of 13 square metres or more, living rooms, dining rooms and bedrooms but expressly excludes kitchens with a floor area of less than 13 square metres, bathrooms, toilets, corridors and halls;

Expression	Meaning
Highway Works	the works shown on the Highway Works Plan and agreed between the ADH and the ADoPBSS;
Highway Works Contribution	an amount to be determined by the ADoPBSS based on the costs of the Highway Works as set out in paragraph 6.4;
Highway Works Plan	a plan showing the Highway Works including specifications to be submitted pursuant to paragraph 6.1.1;
the Implementation Date	the date of the carrying out of any material operation (as defined in Section 56(4) of the Act) forming part of the Development (whether or not such operation is a lawful commencement of the Development) other than (for the purposes of this Deed and for no other purpose) operations consisting of:; • site clearance • demolition work; • archaeological investigations; • site surveys; • works of archaeological or ground investigation; • remedial work in respect of any contamination or other adverse ground conditions; • erection of any temporary means of enclosure, fencing or hoarding; • the temporary display of site notices or advertisements; • the provision of security measures or lighting, the erection of temporary buildings or structures associated with the Development; • the laying removal or diversion of services, • the provision of construction compounds.

Expression	Meaning
	and **"Implement" "Implemented"** and **"Implementing"** or any other derivation of this term shall be construed accordingly
Index	the All Items Index of Retail Prices issued by the Office for National Statistics or any replacement publication or index agreed by the Council in the event that the All Items Index of Retail Prices becomes no longer maintained;
London Living Wage	the hourly rate which the Living Wage Foundation (or any alternative independent successor body approved by the Council) determines is the minimum rate required to cover the basic costs of living in the Borough;
Occupation Date	the date on which any part of the Development is first occupied for the purposes set out in the Planning Permission excluding occupation for the purposes of fitting out or marketing the Development (or any part or phase) and the terms "Occupy" and "Occupation" shall be construed accordingly;
Occupier(s)	any person or persons who Occupy the Development (or any part thereof) at any time during the lifetime of the Development for the purposes set out in the Planning Permission excluding occupation for the purposes of fitting out or marketing the Development;
the Plan	the plan annexed as the First Schedule to this Letter;
Planning Permission	the planning permission for the Development pursuant to the Application;
the Property	the land and premises at Cranwood, 100 Woodside Avenue, London, N10 3JA shown indicatively edged with a thick red line on the Plan;

Expression	Meaning
Protected Tenant	any tenant of a Social Rent Unit who: (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of the Social Rent Unit; or (b) has exercised any statutory right to buy (or any equivalent contractual right) in respect of the Social Rent Unit;
Resident	a person who is a resident in the Borough and such residency can be proven by the production of two valid proofs of address which are no more than two (2) months old and the term Residents shall be construed accordingly;
Residential Unit(s)	a dwelling (including a house flat or maisonette) to be constructed pursuant to the Planning Permission;
Skills Contribution	TWENTY-THOUSAND POUNDS ONLY (£20.000-00) being a contribution towards the support of local people who have been out of work and/or do not have the skill set required for the jobs created;
Skills-Based Training	a training programme or programmes intended to provide unemployed Residents with the skills and qualifications to access jobs being created by the Development and consisting of work experience placements and a guaranteed interview (for suitable individuals) linked to planned jobs and employment outcomes.;
Social Rented Housing	rented housing owned and managed by the Council provided to eligible households whose needs are not met by the market and which housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local housing prices;
SPD	the supplementary planning guidance entitled 'Planning Obligations' adopted by the Council in March 2018 and includes any amendment or replacement thereof

Expression	Meaning
STEM and Career Inspirational Sessions	training information and similar organised events designed to develop long-term relationships with local organisations with the aim of working closely with them to deliver practical activities relevant to the construction industry including in Science Technology Engineering and Maths (STEM);
Traineeships	a skills development programme for Young Residents that consists of training delivered by a training provider/work placement for a period of 6 weeks to 1 year including: • a minimum of 70 hours of meaningful and high quality work experience over the duration of the traineeship and as agreed with the traineeship provider. • constructive feedback and advice to the trainee; • an interview for an apprenticeship or job with the Council at the end of the traineeship if one is available • an exit interview at the end of the traineeship with meaningful written feedback if no job is available.
Travel Plan	a plan: (a) setting out ways to encourage sustainable transport to and from the Development; (b) setting out ways to achieve an 8% cycle mode share by the 5th anniversary of the Occupation Date; (c) to provide real time travel information terminals at strategic points within the Development; and (d) containing amongst other things the provision of welcome residential induction packs to Occupiers containing public transport and cycling/walking information, available bus/rail/tube services, map and time-tables in accordance with the London Plan.;

Expression	Meaning
Travel Plan Co-Ordinator	a person appointed to liaise with the ADoPBSS in the submission and agreement of the Travel Plan and on compliance therewith and to be responsible for promoting the Travel Plan to Occupiers of the Development;
Travel Plan Monitoring Contribution	THREE THOUSAND POUNDS ONLY (£3,000-00) as a contribution to the costs of monitoring the operation of the Travel Plan
Work Placements	positions for Residents aged 14+ to provide the opportunity to undertake work experience taking place for a minimum of 5 days (20 hours);
Working Days	any day except Saturday, Sunday, Christmas Day, Good Friday and any statutory bank holiday; and
Young Residents	a person who is a Resident or for whom the Council has a corporate parenting responsibility and who are aged 16 - 24 years and not in employment, education, and training.

2. GENERAL

2.1 This Letter shall be noted on the local land charge register against the Property.

2.2 Any amounts due under this Letter shall be:

2.2.1 increased by a percentage equivalent to the percentage increase (if any) in the Index from the date of this Letter to the date that the relevant contribution is transferred; and

2.2.2 subject to Interest charged from the date the sum is due until the date the transfer is made.

2.3 The ADH will not carry out continue or procure the Development without performing and observing the obligations stipulations and other matters set out in this Letter and on the part of the ADH to be performed and observed unless otherwise agreed in writing by the ADoPBSS.

2.4 That in the event of the transfer of the Property or part of the Property from the Council to another party the ADH will ensure that an agreement in the form of and compliant

with section 106 of the Act is entered into to the satisfaction of the ADoPBSS to secure obligations in the same or substantially similar terms as set out in this Letter and will not authorise Legal Services to complete any Transfer until that agreement has been entered into PROVIDED THAT this shall not apply to any Transfer to a Protected Tenant.

3. THE CONTRIBUTIONS

3.1 The ADH undertakes no later than the Implementation Date to transfer to the appropriate income code as directed by the ADoPBSS:

3.1.1 the Apprenticeship Support Contribution;

3.1.2 the Carbon Offsetting Contribution

3.1.3 the Skills Contribution; and

3.1.4 the Travel Plan Monitoring Contribution

3.2 Not to:

3.2.1 Implement, cause or permit Implementation of the Development;

3.2.2 Occupy or cause or permit the Occupation of the Development or any part thereof; or

3.2.3 use or cause or permit the use of the Development or any part thereof;

until such time as the ADoPBSS has received payment in full of the contributions listed at 3.1 above.

4. AFFORDABLE HOUSING

4.1 To provide the Residential Units in accordance with the Planning Permission

4.2 To use the Residential Units in the Affordable Housing Building as Social Rented Housing and to ensure that they will be used solely for that purpose in perpetuity.

4.3 That the Affordable Housing Building and the Residential Units therein shall be designed and constructed in accordance with Design and Quality Standards.

4.4 The Affordable Housing Building will not be Occupied for any other use other than as Social Rented Housing in accordance with this Letter for the lifetime of this Development with the exception of Occupation of any Residential Unit by any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective mortgagees and chargees.

5. EMPLOYMENT AND SKILLS

5.1 No later than twenty-eight (28) days prior to the anticipated Implementation Date, to submit (or procure that the named individual identified in paragraph 5.3 submits) to the ADoPBSS an Employment and Skills Plan for the Development to include a detailed programme, procurement schedule, recruitment protocols and labour histogram stipulating the following requirements:

5.1.1 the procurement of not less than twenty percent (20%) of the peak workforce employed during the Construction Phase to comprise Residents who must be employed for a minimum of 26 weeks;

5.1.2 the provision of Skills-Based Training to the twenty percent (20%) referred to in paragraph **Error! Reference source not found.** above and at least five percent (5%) of these to comprise Traineeships;

5.1.3 the employment of full time apprenticeships to at least one Apprentice per £3 million development cost, up to maximum of 10% of the construction workforce at its anticipated maximum provision on site, such apprentices to be

(a) nominated by the Employment and Skills Team

(b) employed for a minimum of 26 weeks; and

(c) paid at no less than London Living Wage; and

(d) supported in their training and qualification to a minimum of NVQ Level 2;

5.1.4 explaining how the ADH and the Contractor shall work exclusively with the Employment and Skills Team and Construction Delivery Network for any recruitment assessment screening testing and application support arrangements to maximise the employment and training opportunities for Residents including jobs and apprenticeships arising from the Development during the Construction Phase; SAVE THAT in the event the Employment and Skills Team or Construction Partnership Network are not able to refer a Resident for a job or apprenticeship within 10 Working Days from the date the advertisement for that role is submitted to the ADoPBSS and approved in writing the Contractor shall be free to recruit for that role from other sources

5.1.5 regular liaison with the Assigned Officer to help suppliers and businesses which are based in the Borough to tender for such works as may be appropriate for them to undertake and or support locally based social enterprises including capacity building assistance through advice on business planning, mentoring and the purchase of products or services;

5.1.6 the provision of Work Placements for unemployed and economically inactive Residents such number of Work Placements to be agreed with the Employment and Skills Team);

5.1.7 the provision of details of how the Employment and Skills Plan prevents discrimination against groups with protected characteristics in terms of the employment and skills development opportunities it facilitated and has regard to the specific demographic characteristics of Residents in its proposed activities including residents who experience barriers to employment such as rehabilitating young offenders, long term unemployed, homelessness, care leavers, neuro diverse;

5.1.8 how the Employment and Skills Plan shall prioritise and support the Priority Groups identified by the Council in the Employment and Skills Recovery Action Plan or any subsequent document;

5.1.9 provision of no fewer than FIVE (5) STEM and Career Inspirational Sessions, the format of such sessions to be agreed with the Employment and Skills Team and working with the Council and its nominated partners;

5.1.10 the provision to the Assigned Officer of such information as is reasonably required to ensure compliance with the Employment and Skill Plan (including but not limited to monthly monitoring data and summaries of details of the above opportunities provided to Residents), such information to be provided to the ADoPBSS directly by the ADH or the Contractor in a format to be agreed by the Assigned Officer which may include the provision of information through an online portal as notified;

5.1.11 how the ADoPBSS shall ensure that it shall obtains consent from all employees Contractors and agents to ensure that the information required under paragraph 5.1.10 above can be provided to the ADoPBSS in compliance with all data protection legislation and other statutory requirements;

5.2 Not to Implement or cause or permit Implementation unless and until the Employment and Skills Plan has been approved by the ADoPBSS and not to carry out the Development or Occupy or permit Occupation otherwise than in accordance with the Employment and Skills Plan.

5.3 To have the Contractor commit a named senior level individual to engage with the Employment and Skills Team, including any Construction Delivery Network to:

5.3.1 meet the requirements of the Employment and Skills Plan, the Construction Delivery Network and the obligations set out in this paragraph 5; and

5.3.2 to ensure efficient management and supply of Residents for employment and training opportunities on Implementation of the Development in accordance with the Approved Employment and Skills Plan PROVIDED THAT the ADH shall not be required to offer employment to any candidate who does not have the necessary skills, knowledge or qualifications necessary to perform the employment.

5.4 Not to Implement or cause or permit the Implementation unless and until the ADoPBSS has been informed of the name and contact details of the individual appointed pursuant to paragraph 5.3.

5.5 In the event that the target set in 5.1.1 above is not met in accordance with the Employment and Skills Plan then the ADH shall meet with the Assigned Officer to review the Employment and Skills Plan and to identify and agree measures to help achieve the relevant target and such meeting to take place within 10 Working Days of the date of a written request from the Assigned Officer to meet.

5.6 In the event that the ADoPBSS determines that despite the ADH's reasonable endeavours the number of apprenticeships has not been delivered in accordance with paragraph 5.1.3 and the Employment and Skills Plan then the ADH shall secure a payment from the Contractor of £26,000 per full time Apprentice not employed in accordance with paragraph 5.1.3 to the support of apprenticeships and such amount shall be paid within 15 Working days of receipt of written demand from the ADoPBSS.

5.7 In the event that the ADoPBSS determines that despite the ADH's reasonable endeavours the number of Residents employed is less than in accordance with paragraph 5.1.1 above and the Employment and Skills Plan then the ADH shall secure a payment from the Contractor to the ADoPBSS calculated in accordance with the following and such amount shall be paid within 15 Working days of written demand from the ADoPBSS to support the creation of entry level job opportunities across the Borough:

A x B x C x D

Where:

A = Shortfall of Residents employed for a minimum of 26 weeks against the target number of Residents estimated to be employed as part of the Employment and Skills Plan

B = 0.200 (being the percentage of Residents expected to be employed as part of the workforce

C = 0.252 of (being the percentage of Residents requiring training and/or support

D = £4,400 average cost for employment support for an unemployed Resident in terms of support and training to obtain access to a skilled job

5.8 To state clearly in tender documentation, prepared or distributed to interested Contractors that they will be required to observe and comply with these obligations in this Schedule and will be required to engage with the ADoPBSS in respect of the performance of the obligations under this paragraph.

6. HIGHWAY WORKS

6.1 Immediately following the date of this Letter the ADH shall use all reasonable endeavours to secure approval from the Head of Highways and Parking and thereafter the ADoPBSS to:

6.1.1 the detailed design of the Highway Works to an adoptable standard, including drainage, carriageway and pavement construction, street lighting, and street furniture including the submission for approval of the Highway Works Plan;

6.1.2 the estimated amount of the Highway Works Contribution;

6.1.3 a mutually acceptable date for the commencement of the Highway Works ("the Agreed Start Date") such as to leave at least two months from agreement until practical commencement of the Highway Works; and

6.1.4 a timetable for the progression of the Highway Works.

6.2 A change in the Agreed Start Date notified by one party to the other shall only be permitted if necessitated by circumstances outside the control of either party and in any event shall be such as to leave at least one month from notification until practical commencement of the Highway Works.

6.3 To permit contractors employed by the Council and their respective workmen and agents upon receiving reasonable notice to give access to the Property for all proper purposes connected with the carrying out of the Highway Works subject to the contractor maintaining reasonable access for workmen carrying out with operations to construct the Development in accordance with the Planning Permission.

6.4 the estimated Highway Works Contribution shall be calculated as the anticipated reasonable and proper expenses incurred by the ADoPBSS in connection with the carrying out of the Highway Works and the co-ordination management and supervision of the Highway Works by the ADoPBSS in accordance with this Letter and the said sum shall be paid in full no later than the earlier of:

6.4.1 3 months prior to the Agreed Start Date; or

6.4.2 the Implementation Date

whichever is the earlier.

6.5 Not to:

6.5.1 Implement, cause or permit Implementation of the Development;

6.5.2 Occupy or cause or permit the Occupation of the Development or any part thereof; or

6.5.3 use or cause or permit the use of the Development or any part thereof;

until such time as the ADoPBSS has received the Highway Works Contribution in full.

6.6 not to claim to be relieved of any obligation to meet the Highway Works Contribution in whole or in part by reason of any non-compliance with or variation from the Highway Works Plan on the part of the ADoPBSS or its contractor which is immaterial having regard to the nature and purpose of the Highway Works or which arises from circumstances relating to the physical nature of the land being developed or of the Highway Works which were not reasonably foreseen by the Council at the commencement of the Highway Works and provided that such non-compliance or variation has been notified to the ADH in writing.

6.7 On completion of the Highway Works and on the ADoPBSS providing the ADH with a final account of the total costs incurred by the ADoPBSS in connection with the Highway Works together with such supporting evidence as the ADH may reasonably require to support the calculation of the total costs to transfer the amount by which the said total costs exceed the Highway Works Contribution (if any) as directed by the ADoPBSS

7. TRAVEL PLAN

7.1 No less than 6 (six) months prior to the anticipated Occupation Date to submit a Travel Plan to the ADoPBSS for approval and not to Occupy or cause or permit Occupation until the ADoPBSS approves the Travel Plan

7.2 No less than 6 (six) months prior to the anticipated Occupation Date to appoint the Travel Plan Co-Ordinator.

7.3 To conduct annual reviews of the Travel Plan with the ADoPBSS for a minimum of 5 years following Occupation of the last Residential Unit in the Development to be Occupied and following such reviews to make such amendments to the Travel Plan as may be required by the ADoPBSS.

7.4 Not to Occupy or cause or permit Occupation otherwise than in accordance with the Travel Plan (as may be amended from time to time in accordance with paragraph 7.3)

7.5 To carry out and comply with the Travel Plan (as may be amended from time to time in accordance with paragraph 7.3).

8. CAR CLUB

8.1 To liaise with a Car Club Operator and use all reasonable endeavours to establish a Car Club in the vicinity of the Development and to secure access to a minimum of one (1) car parking bay for the Car Club.

8.2 To ensure that Residents are offered free membership of a Car Club for a period of three years from their Occupation of their Residential Unit PROVIDED THAT during this three year period the ADH shall not be obliged to require the Car Club Operator to offer memberships to more than two (2) Occupiers of each Residential Unit.

8.3 To pay the Car Club Operator a credit of FIFTY POUNDS (£50.00) per annum for a period of three years from the Occupation Date in respect of each Residential Unit to the Occupiers of each Residential Unit up to a maximum of two (2).

8.4 For three years from the Occupation Date of each Residential Unit to provide marketing literature to the residents of each Residential Unit this marketing literature to include reference to the incentives detailed in paragraphs 8.2 to 8.3 above.

8.5 To provide evidence of compliance with the provisions of this paragraph 8 to the Council's Transportation Planning Team when asked to do so and not to Occupy or cause or permit Occupation until the ADoPBSS has confirmed in writing that it is satisfied that the Car Club has been provided or, if not, that the ADH used all reasonable endeavours to establish a Car Club and therefore all the related provisions of this Letter have been complied with.

9. ENERGY

Not to Implement unless and until the calculation for the Carbon Offset Contribution has been agreed by the ADoPBSS as part of the Energy Strategy under Condition 20 of the Planning Permission, and the appropriate income code has been credited with the agreed Carbon Offsetting Contribution.

10. DISPUTES AND NON-COMPLIANCE

In the event that:

10.1 any provision herein requires agreement between the ADH and ADoPBSS or requires the approval of the ADoPBSS or any other officer but agreement cannot be reached or approval is withheld; or

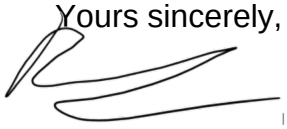
10.2 any non-compliance and/or breaches of the commitments herein cannot be resolved through discussions between ADH and ADoPBSS

the ADH consents to such issue being referred to the Chief Executive for resolution and will abide by the Chief Executive's decision.

11. MONITORING

The ADH agrees to secure the transfer to the appropriate account of the ADoPBSS's monitoring costs of £2,913.45 on or prior to the date of this Letter and once established pursuant to paragraph 6.7 shall also transfer the monitoring costs in respect of the Highway Works Contribution in accordance with paragraph 5.42 of the SPD.

Yours sincerely,

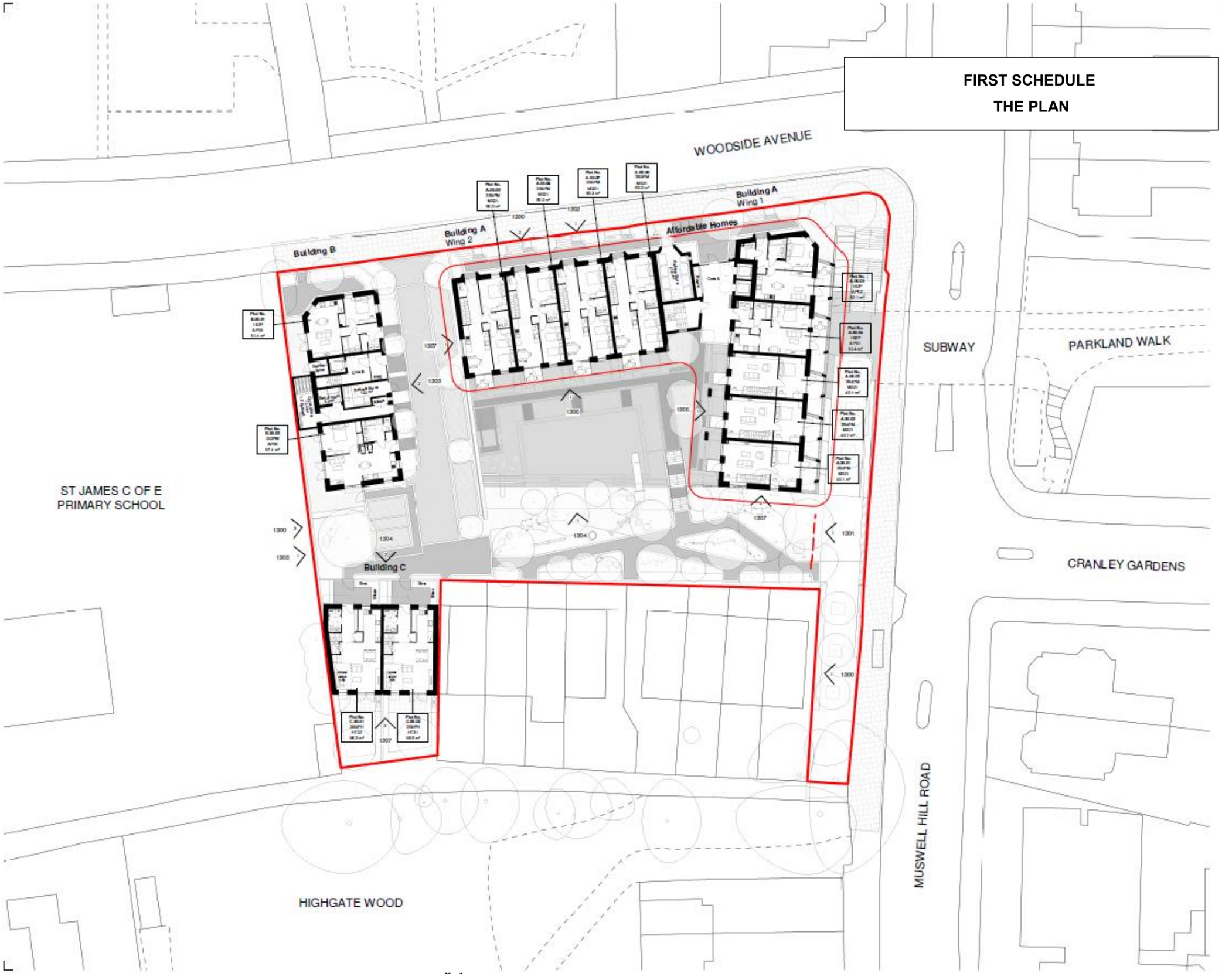


07/10/2022

Robbie Erbmann
Assistant Director of Housing
on behalf of the Directorate of Housing, Regeneration and Planning

FIRST SCHEDULE

THE PLAN



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
6. This document is prepared for the sole use of London Borough of Haringey and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

This is not a construction drawing. It is unsuitable for the purpose of construction and must on no account be used as such.

0 10m
2m 4m 6m 8m

P2	18/07/22	Affordable Homes Indicated	MP
P1	23/09/21	Planning Submission	AM
Rev	Date	Description	Drawn/ Checked

Project name

Cranwood House
Muswell Hill

Drawing number — Rev

3642 - LB - XX - 00 - DP - A - 1201 — P2

Drawing

GA Ground Floor Plan

Purpose of issue
Planning

Scale — Date
1 : 200 @ A1 — 23/09/21

Client
London Borough of Haringey

London
Tileyard Studios
3-4 Tileyard Villas
London N7 7FR
+44 (0)20 7729 1000

Manchester
Stanley Warehouse
55 Lower Byrom Street
Manchester M3 4AP
+44 (0)161 869 8740

Levitt Bernstein
www.levittbernstein.co.uk

Haringey Council
www.haringey.gov.uk