

Officer Report

Application Number:

HGY/2023/1835

Application Type:

Removal/variation of conditions

Address:

Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU

Proposal:

Section 73 (MMA) application to vary condition 3 of planning permission ref. HGY/2022/3858 granted on 01/06/2023 (for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate) namely to provide flexibility for the Council to charge London Affordable Rent

Case Officer:

Nathan Keyte

Valid Date:

16/08/202

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Applicant:

Mr Jack Goulde

Agent:

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed Development

The application seeks planning permission to vary condition 3 of planning permission ref. HGY/2022/3858 granted on 01/06/2023 (for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate) namely to provide flexibility for the homes to provide at London Affordable Rent.

As outlined in the Covering Letter provided with the application, as approved the Council was intending to deliver the homes at Social Rent levels, however now it is seeking the flexibility to deliver these homes at London Affordable Rent Levels as well.

Site and Surroundings

The site currently comprises a car park, together with a small area of soft landscaping to the front. This car park is located on the eastern side of Boyton Road and is within the Campsbourne Estate. The immediate and surrounding setting is residential in character, being predominantly made up of post-war apartment blocks, although there are also some more traditional terraced properties present in the vicinity.

Relevant Planning and Enforcement History

- HGY/2022/3858 – planning permission was granted on 01/06/2023 for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.
- HGY/2023/1834 - Non-material amendment of planning permission ref. HGY/2022/3858 granted on 01/06/2023 to amend the description of the development to the following: for the Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate. Granted 23/08/23.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:4

Support:0

Objections Material to Planning

- Lack of detail regarding the change proposed and its implications. [Officers Comment: Addressed in the report below.]

Objection Non-Material to Planning

- Comments on the parent application, effects relating to construction, and introduction of new flats to the area.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Background
- Scope of a section 73 application
- Proposed change

Background

The original permission (HGY/2022/3858) was granted for the development outlined above. However, a variation is sought to alter condition 3 to allow the Local Authority to charge rent at London Affordable Rate and social rent levels.

Condition 3 reads

Notwithstanding any provisions to the contrary, all the residential units delivered by the development hereby approved, shall be provided at affordable rent levels within the C3 use class, and for no other tenure or use.

All the residential units shall be retained in this tenure and use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the scope of this permission in relation to the provision of affordable housing for rent accommodation, in accordance with Policy H4 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017) and Policy DM13 of The Development Management DPD (2017).

Scope of Section 73 Application

An application can be made under S.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. A S.73 application results in a new permission being issued.

The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

Assessment:

Haringey Housing Delivery Context

The applicant team have set out that Haringey Council has an ambitious programme to deliver 3,000 new council homes by 2031. This is a key corporate priority, given that like many other local authorities, Haringey is facing an acute demand for housing with more than 12,500 households on our housing waiting list.

Following a review of the housing delivery program to address the significant challenges in the construction industry at present, Haringey Council's Cabinet approved the provision of all homes within the pipeline to be available at London Affordable Rent levels as well as at social rent levels. This flexibility has been included to help address financial pressures and is considered a positive step taken to accelerate the delivery of new council homes in the borough. The uplift in rent to London Affordable rent levels will help to financially support this change and ensure that the provision of homes for market sale is no longer required, increasing the delivery of more council homes.

Planning Policy Context

Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to "drive and support development" through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.

Delivering more genuinely affordable housing is a key strategic issue for London. Meeting the need for circa 43,500 affordable homes per year, as established in the 2017 Strategic Housing Market Assessment (SHMA), will require an increase in affordable housing contributions from all sources. All schemes are expected to maximise the delivery of affordable housing and make the most efficient use of available resources. This is critical to enabling London to meet the housing needs of its workforce and maintain the function and resilience of the city.

The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing, the Mayor's preferred affordable housing tenures are:

- Homes based on social rent levels, including Social Rent and London Affordable Rent;
- London Living Rent

- London Shared Ownership

London Affordable Rent and Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor's Homes for Londoners Affordable Homes Programme funding guidance. These homes will be allocated in accordance with need (based on the borough's allocations policy).

London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. The Mayor is introducing LLR as an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the Greater London Authority, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product.

London Shared Ownership is an intermediate ownership product which allows London households who would struggle to buy on the open market, to purchase a share in a new home and pay a low rent on the remaining, unsold, share.

Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.

Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.

The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.

Policy DM13 of the DM DPD states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

As highlighted above, this proposal forms part of the Council's Housing Delivery Programme which seeks to increase Council owned, council rent homes in the borough through the delivery of 3,000 new council homes by 2031. It aims to address the Council's housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding.

London Affordable Rent as with Social Rent, is considered to be a low-cost rented tenure, aiming to deliver homes at the lowest rent levels within the rented sector. The provision of LAR and Social Rent remains compliant with both Haringey affordable housing Policy DM 13 to deliver social/affordable rent and London Plan policy H6 to deliver low-cost rented homes. As such it is considered that the proposed S73 to allow for these homes to be rented at London Affordable Rent and Social Rent levels is considered to comply with policy and would help to deliver much needed affordable housing for the borough.

As such condition 3 of the approved planning permission (HGY/2022/3858) can be varied.

Conclusion

The variation can be considered to be minor material amendments to the approved scheme. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should not be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Conditions:

- 1 The development hereby permitted shall be begun not later than the expiration of 01/06/2026.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 01/06/2023 Haringey ref: HGY/2022/3858 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawings/Plans

KCA-0535-0001 Revision K, KCA-0535-0003 Revision G, PL_0300, PL_0301, PL_0302, KCA-0535-1000 Revision I, KCA-0535-1100 Revision N, KCA-0535-1101 Revision G, KCA-0535-1102 Revision G, KCA-0535-1103 Revision G, KCA-0535-1104 Revision G, KCA-0535-1105 Revision F, KCA-0535-1106 Revision G, KCA-0535-1107 Revision H, KCA-0535-2000 Revision E, KCA-0535-2001 Revision C, KCA-0535-3000 Revision G, KCA-0535-3001 Revision H, KCA-0535-3002 Revision H, KCA-0535-3003 Revision G, Arbtech AIA 01, Arbtech TCP 02, Arbtech TPP 01, 2.02, 5641_A_02 and 5641_A_03.

Documents

Air Quality Assessment (prepared by: Syntegra Consulting, dated: October 22), Arboricultural Method Statement (prepared by: Arbtech, dated: 27 October 2022), Arboricultural Survey (prepared by: Arbtech, dated: 26 August 2022), Biodiversity Net Gain Issue No.2 (prepared by: Eight Versa, dated: 20 October 2022), Construction Logistics Plan (prepared by: Campbell Reith, dated: October 2022), Daylight and Sunlight Report Neighbouring Properties (prepared by: Right of Light Consulting, dated: 1 November 2021), Daylight and Sunlight Report Within Development (prepared by: Right of Light Consulting, dated: 18 August 2022), Design & Access Statement (prepared by: KC+A, dated: 21 October 2022), Draft Fire Statement Form (dated: 1 February 2023), Energy Assessment Issue No.8 (prepared by: Eight Versa, dated: 30 January 2023), Fire Strategy (prepared by: Vemco, dated: July 2022), Landscape Proposals (prepared by: Remapp, dated: 31 October 2022), Life Cycle Carbon Assessment (prepared by: Jaw, dated: 20 October, 2022), Noise Impact Assessment (prepared by: Syntegra Consulting, dated: October 2022), Overheating Analysis Issue No.7 (prepared by: Eight Versa, dated: 6 October 2022), Phase I Environmental Report (prepared by: Contaminated Land Solutions, dated: 11 January 2020), Preliminary Ecological Appraisal Issue No.1 (prepared by: Eight Versa, dated: 5 October 2022), SuDs Strategy Issue No.1 (prepared by: Eight Versa, dated 8 September 2022), Sustainability Statement Issue No.7 (prepared by: Eight Versa, dated: 30 January 2023), Transport Statement (prepared by: Caneparo Associates, dated: August 2022) and Urban Greening Factor Issue No.2 (prepared by: Eight Versa, dated: 20 October 2022).

Reason: In order to ensure the development is carried out in accordance with the approved details.

- 3 Notwithstanding any provisions to the contrary, all the residential units delivered by the development hereby approved, shall be provided at affordable rent levels (including

London Affordable Rent and/ or Social Rent levels) within the C3 use class, and for no other tenure or use. All the residential units shall be retained in this tenure and use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the scope of this permission in relation to the provision of affordable housing for rent accommodation, in accordance with Policy H4 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017) and Policy DM13 of The Development Management DPD (2017).

- 4 Prior to commencement of above ground construction works, the following details and materials in relation to the new building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority:
- a) Samples and manufacturer's details of all materials to be used in the external surfaces of the new buildings, including: brickwork, stonework, cladding, panelling, metalwork, roofing material, balustrades and window frames;
 - b) Detailed drawings at a scale of 1:20 of the elevational treatment and roof/parapet treatment;
 - c) Detailed drawings at a scale of 1:10 or 1:20 of doors and windows (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors);
 - d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents.

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

Reason: To safeguard and enhance the visual amenity of the locality, in compliance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 5 The proposed windows on the southern flank elevation, as identified on drawing number: KCA-0535-3001 Revision H, shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy D6 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 6 The design and installation of the air source heat pumps hereby approved, shall be such that, when in operation, the cumulative noise level arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall not exceed the proposed level of 42dB LAeq (5min). The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the Local Planning Authority a noise report shall be produced by a competent person and shall be submitted to and approved by the Local Planning Authority to demonstrate compliance with the above criteria.

Reason: The level of noise from the air source heat pump is, so far as practicable kept to a minimum so as to minimize its effect on the amenity of the surrounding properties and

general area. In order to protect the amenities of nearby residential occupiers, consistent with Policy D14 of the London Plan (2021 and Policies DM1 & DM23 of The Development Management DPD (2017).

- 7 All the residential units provided shall meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and at least one of the proposed residential units shall meet Building Regulation requirement M4(3) 'wheelchair user dwellings', unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the requirements for accessible, adaptable and wheelchair-user dwellings, in accordance with Policy D7 of the London Plan (2021).

- 8 Prior to first occupation of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall cover the works on the site and on the other areas of the estate identified on drawing number: 2.02. Details shall include:

a) Planting plans for new trees, hedging and shrubs including a schedule of plants noting: identified species, proposed location, plant sizes and proposed numbers/densities. The scheme must include at least 18no. new trees.

b) Details of existing trees to be retained;

c) Details of implementation and long-term managements programmes for all new trees;

d) Written specifications for any new grass establishment;

e) Details and drawings (at a scale of 1:20) of new/enhanced play equipment structures and furniture;

f) Details of proposed finished levels or contours;

g) Details of proposed means of enclosure;

h) Details of hard surfacing materials;

i) A detailed final urban greening factor plan, showing that a factor 0.4 has been achieved.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict 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, or 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 secure a high quality landscaping and to ensure that existing play/open spaces are enhanced, in the interests of creating a satisfactory setting for the proposed development, consistent with Policies G5, G7 & S4 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 9 The development shall be carried out in accordance with the Arboricultural Method Statement (Arbtech, dated: 27 October 2022), Arboricultural Survey (Arbtech, dated: 26 August 2022) and Tree Protection Plan (drawing number: Arbtech TPP 01).

Reason: In order to ensure the safety and wellbeing of trees during works, consistent with Policy G7 of the London Plan (2021) and Policy SP13 of Haringey's Local Plan (2017).

- 10 a) Prior to the commencement of the development hereby approved, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Local Planning Authority. This shall detail: the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, justification for the location and type of enhancement measures (by a qualified ecologist), and how the development will support and protect local wildlife and natural habitats.

b) Prior to first occupation of development hereby approved, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, in accordance with Policy G6 of the London Plan (2021), Policy SP13 of the Haringey Local Plan (2017) and Policy DM21 of The Development Management DPD (2017).

- 11 a) Prior to commencement of above ground construction works, details of the living roof shall be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- A roof plan identifying where the living roofs will be located;
- A section demonstrating settled substrate levels of no less than 120mm for extensive living roof (varying depths of 120-180mm);
- Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate;
- Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles/flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- Roof plans and sections showing the relationship between the living roof areas and

photovoltaic array; and

- Management and maintenance plan, including frequency of watering arrangements.

b) Prior to the occupation of 90% of the dwellings, evidence shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall, in accordance with Policies G1, G5, G6, S11 & S12 of the London Plan (2021), Policies SP11 & SP13 of the Haringey Local Plan (2017) and Policy DM21 of The Development Management DPD (2017).

- 12 Prior to first occupation of the development hereby approved, an agreement shall be in place with the Highway Authority to remove the redundant crossover into the site from Boyton Road and reinstate the footway/kerbs. The dwellings hereby approved shall not be occupied until the footway/kerbs have been reinstated and the blue badge parking bay has been provided on-street.

Reason: To enhance the pedestrian environment and ensure that suitable blue badge parking is secured, in accordance with Policies T4 & T5 of the London Plan (2021) and Policy SP7 of the Haringey Local Plan (2017).

- 13 Prior to commencement of above ground construction works, further details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. These shall include full dimensional details, installation specifications for the systems proposed, spacings, manoeuvring areas, security and weather protection. The development shall not be occupied until a minimum of 30 cycle parking spaces for users of the development, have been installed in accordance with the approved details. 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).

- 14 No development shall take place, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary hoarding behind any visibility zones; and
 - f) wheel washing facilities.

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area, consistent with Policies T4, T7 & D14 of the

London Plan (2021), Policy SP7 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 15 No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- a) A Construction Logistics Plan (CLP) and an Air Quality & Dust Management Plan (AQDMP).
 - b) Details of how construction works are to be undertaken respectively and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
 - c) The CLP shall be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
 - i. Dust Monitoring and joint working arrangements during the construction work;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
 - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;

ii. Details confirming the Plot has been registered at <http://nrmm.london>;

iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;

iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);

v. A Dust Risk Assessment for the works; and

vi. Lorry Parking, in joint arrangement where appropriate

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To safeguard residential amenity, reduce congestion, protect air quality and the amenity of the locality, in accordance with Policies T1 and SI1 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 16 Prior to the commencement of above ground works, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the 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 ground works. The development shall only be carried out in accordance with the approved details.

Reason: To ensure a safe/secure development and reduce crime, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM2 of the Development Management DPD (2017).

- 17 Prior to first occupation of the development hereby approved, 'Secured by Design' certification shall be obtained for the building and thereafter all features are to be retained.

Reason: To ensure a safe/secure development and reduce crime, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM2 of the Development Management DPD (2017).

- 18 Prior to first occupation of the development hereby approved, details showing the location of CCTV cameras within the site and on the wider estate shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the CCTV cameras shall be installed in accordance with the approved details and shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe/secure development and reduce crime, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and

Policy DM2 of the Development Management DPD (2017).

- 19 Prior to first occupation of the development hereby approved, details showing the location of all new external lighting within the site and on the wider estate shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting shall be installed in accordance with the approved details and shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe/secure development and reduce crime, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM2 of the Development Management DPD (2017).

- 20 The development shall be carried out in full accordance with the recommendations of the Fire Strategy (Vemco, dated: July 2022).

Reason: To ensure that the development is acceptable in respect of fire safety, in accordance with Policy D12 of the London Plan (2021).

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

a. More up-to-date FEH rainfall datasets are utilised rather than usage of FSR rainfall method;

b. Any overland flows as generated by the scheme will 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.

The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter the Sustainable Drainage Scheme shall be retained.

Reason: To ensure that sustainable drainage is incorporated into this proposal, in accordance with Policy SI13 of the London Plan (2021) and Policy DM25 of the Development Management DPD (2017).

- 22 Prior to first occupation of the development hereby approved, a detailed management and maintenance plan for the Sustainable Drainage Scheme shall be submitted to and approved in writing by the Local Planning Authority. This 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 implemented in accordance with the approved details and thereafter retained.

Reason: To ensure that sustainable drainage is incorporated into this proposal, in accordance with Policy SI13 of the London Plan (2021) and Policy DM25 of the Development Management DPD (2017).

- 23 No piling shall take place until a Piling Method Statement has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water.

The Method Statement shall detail 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To protect local underground sewerage utility infrastructure, in accordance with Policy SI13 of the London Plan (2021) and Policy SP5 of the Haringey Local Plan (2017).

- 24 Prior to the commencement of the development hereby approved, (other than for investigative work):

a) Using the information already submitted in the Phase 1 Environmental Report (Contaminated Land Solutions, dated: 11 January 2020), chemical analyses on samples of the near surface soil, in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes, shall be conducted. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary;

b) The 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 prior to that remediation being carried out on site;

c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out; and

d) A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety, in accordance with Policy DM23 of The Development Management DPD (2017).

- 25 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.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources, in accordance with Policy DM23 of The Development Management DPD (2017).

- 26 a) No works shall commence on the site, until details of all the plant and machinery to be used during the construction phases have been submitted to and approved in writing by the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration shall be submitted to the Local Planning Authority prior to the commencement of any works on site.

b) An inventory of all NRMM must be kept on site during the course of the site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality, in accordance with Policy SI1 of the London Plan (2021).

- 27 (a) Prior to above ground works for the development hereby approved, details of the energy strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall be based on the submitted Energy Assessment (Eight Versa, Issue no.8, dated 30/01/2023), achieving a minimum carbon reduction of 76% over Part L 2013 with SAP10 carbon factors, with high fabric efficiencies, solar photovoltaic panels and air source heat pumps. This shall include the following:

-Confirmation of how this development will meet the zero-carbon policy requirement following the Energy Hierarchy in line with Building Regulations Part L 2013 with SAP10 carbon factors;

-A minimum 15.18 kWp solar photovoltaic array and how the energy will be used effectively on-site before exporting to the grid;

-A maximum average space heating demand of 15 kWh/m²/year, aiming for 9 kWh/m²/year;

-A minimum site-wide carbon reduction of 10% under Be Lean with SAP 2012 carbon factors;

-Calculations showing how thermal bridging will be reduced;

-Specification and location of the proposed ASHPs and the top-up electric immersion heaters, their seasonal coefficient of performance, seasonal performance factor for heating, with plans showing the ASHP pipework and layout;

-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 and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the units;

-A metering strategy.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation. Six months following the first occupation, 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.

The final agreed energy strategy shall be installed and operational prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion 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 Policy SI2 of the London Plan (2021) and Policy SP4 of the Haringey Local Plan (2017).

- 28 Prior to first occupation of the development hereby approved, an assessment shall be submitted to and approved in writing by the Local Planning Authority, which shall include an as built detailed energy assessment of the development prepared in accordance with the Development Plan 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) explains and provides evidence to demonstrate whether or not the development following Occupation complies with London Plan and Council policies;
- c) calculates and explains the amount of the additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the development has not been constructed and completed in accordance with the Energy Plan;
- d) provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- e) such other information reasonably requested by the Council.

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

- 29
- a) Prior to the completion of the superstructure, a detailed scheme for energy monitoring shall be 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 the development.
 - b) Prior to the development being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter/section of the GLA 'Be Seen' energy monitoring guidance.
 - c) 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 any 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.
 - d) 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-planguidance-and-spgs/be-seen-energy-monitoring-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 that the development can comply with the Energy Hierarchy, in line with Policy SI2 of the London Plan (2021) and Local Plan Policy SP4 of the Haringey Local Plan (2017).

- 30 Prior to first occupation of the development hereby approved, details of the external shading and secure ventilation panels shall be submitted to and approved in writing by the Local Planning Authority. This should include the fixing mechanism and specification. Overheating modelling for the corridors must also be undertaken in line with CIBSE TM59 with the London Weather Centre file.
- The following overheating measures shall be installed prior to first occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the Overheating Analysis (Eight Versa dated: 6 October 2022):

- Minimum 60% of free openable area of windows with secure ventilation panels for accessible habitable rooms;
 - External shading fins and louvres;
 - G-values of 0.45;
 - Mechanical ventilation with heat recovery and a summer bypass;
 - No active cooling; and
 - Hot water pipes insulated to high standards with maximum heat losses as modelled.
- If the design of the building is amended 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 mitigating overheating risk, in accordance with Policy SI4 of the London Plan (2021) and Policy SP4 of the Haringey Local Plan (2017) and Policy DM21 of the Development Management DPD (2017).

- 31 The development hereby approved shall minimise the use of mains water by achieving mains water consumption of 105 litres or less per head, per day (excluding allowance of up to five litres for external water consumption) and shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category (12.5% improvement over baseline standard) or equivalent.

Reason: In order to achieve lower water consumption rates, in accordance with Policy SI5 of the London Plan (2021), Policy SP4 of the Haringey Local Plan (2017) and Policy DM29 of the Development Management DPD (2017).

- 32 No later than 12 months after the first occupation of the development hereby approved, a Resident Satisfaction Survey shall be undertaken and the results reported to the Local

Planning Authority. The survey shall seek the views of residents in relation to the quality, functionality, useability and management of the development and set out any measures to address issues thereafter.

Reason: To ensure the quality of the housing design and layout, in accordance with Policy SP2 of the Haringey Local Plan (2017) and Policy DM12 of the Development Management DPD (2017).

- 33 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units, details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality, in accordance with Policies DM1 and DM3 of the Development Management DPD (2017).

Informatives:

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £85,980.60 (1332m² x £64.55) and the Haringey CIL charge will be £490,335.84 (1332m² x £368.12). The development is likely to be eligible for social housing relief which could reduce the liability to £0, subject to the appropriate forms being served and evidence provided. 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 construction costs index.

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: 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 or Bank Holidays.

INFORMATIVE: 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 3472) to arrange for the allocation of a suitable addresses.

INFORMATIVE: Designing Out Crime Officer

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: London Fire Brigade (Building Regulations)

The applicant is advised that development should be designed to meet all the requirements of Approved Document B (Fire Safety).

INFORMATIVE: London Fire Brigade (Signage)

To assist the fire service to identify each floor in a block of flats the applicant is advised to provide floor identification signs and flat indicator signs.

INFORMATIVE: Thames Water (Ground Water Risk Management Permit)

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 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.

INFORMATIVE: Thames Water (Water Pressure)

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.

INFORMATIVE: Thames Water (Underground Water Assets)

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk