

Mr Jack Goulde
Haringey Council
Alexandra House
10 Station Road
London
N22 7TR

22 November 2023

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

Case Reference	HGY/2023/1833
Location	Land Adjacent 6, Stainby Road, Tottenham, London
Proposal	Application under Section 73 to vary the wording of condition 9 of planning permission ref: HGY/2021/0087 (Erection of two x 3 bedroom houses) to give Local Authority flexibility to charge rent at London Affordable Rate.
Received	11 July 2023

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.

Drawing numbers -

19118 _P-01
19118 _P-02
19118 _P-03
19118 _P-04
19118 _SLP-01

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (16)

- 1 The development hereby permitted shall be begun not later than the expiration of 22/02/2024.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 22/02/2021 Haringey ref: HGY/2021/0087 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 permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3 Details of materials used in the approved development shall be carried out in accordance with details approved under references HGY/2022/0213 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent 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.

- 4 The approved development to be completed in accordance with the Method of Construction Statement approved under reference HGY/2021/2862 and shall be adhered to throughout the construction period for the development unless otherwise agreed in writing with Local Planning Authority.

Reasons: 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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017

- 5 No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details

shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality
consistent with Policies D3 and D4 of the London Plan 2016 and Policy SP11 of the Haringey
Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 Details of the type and location of secure and covered cycle parking facilities shall be completed in accordance with details approved under HGY/2021/3523
unless otherwise agreed in writing with the LPA.

Reason: To promote sustainable modes of transport in accordance with Policies T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 7 Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.

Reason: The Local Planning Authority considers that such plumbing and pipes would potentially detract
from the appearance of the building and undermine the current assessment of the application, necessitating the condition to ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

- 8 Details of full Secured by Design Accreditation shall be completed in accordance with details approved under planning application Ref: HGY/2022/2029 unless otherwise agreed in writing with Local Planning Authority (LPA).

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

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development

Plan Document 2017.

- 9** 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).

- 10** Details the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, including details of the membership and contact details shall be completed in accordance with submission approved under ref: HGY/2021/3003.

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

Reason: In the interests of residential amenity.

- 11** Evidence demonstrating compliance with building Regulations Part M4 (2) as indicated on the approved plans and supplementary information, shall be completed in accordance with details approved under planning application ref HGY/2022/2030 unless otherwise agreed in writing with Local Planning Authority (LPA).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

- 12** The development hereby approved shall be constructed in accordance with the Energy and Sustainability Strategies prepared by RPS Group (dated 16 May 2020) delivering a reduction in carbon emissions of 78.32% using SAP 10 carbon factors over Part L 2013 Building Regulations with high fabric efficiencies and air source heat pumps (ASHPs).

Reason: To ensure a sustainable development that mitigates against climate change consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 13** Details of the proposed Air Source Heat Pump (ASHP) system shall be completed in accordance with details approved under planning application Ref: HGY/2022/2211 unless otherwise agreed in writing with Local Planning Authority (LPA).

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

Reason: To ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 14** 14. Before development commences other than for investigative work:

a. Using the information already submitted in Phase 1 Environmental Report with reference 2000 - P1E - 1

prepared by Contaminated Land Solutions Ltd dated 11th December 2020, an intrusive site investigation

shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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 the remediation requirements.

b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which 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.

Please note condition 14 (a) & (b) have been approved under ref: HGY/2021/3211. Condition 14 (c) and (d) are still outstanding.

- 15** 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

- 16 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.

(This condition has been approved in accordance with planning application ref: HGY/2021/3214 and shall be adhered to throughout the construction period for the development unless otherwise agreed in writing with Local Planning Authority.

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

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.