

Ms Thandi Gonzales
Alexandra House
5 Floor Housing Development
10 Station Road
London
London
United Kingdom
N22 7TY

7 December 2023

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

Case Reference	HGY/2023/1934
Location	Redlands, Summerhill Road, Tottenham, London, N15 4HE
Proposal	Application under Section 73 to vary the wording of condition 14 of planning permission ref: HGY/2020/1779 (Redevelopment of existing garages and parking area for the provision of 8 residential units, comprising 6 apartments in two blocks fronting West Green Road and Summerhill Road and 2 houses at the rear of the site with associated access, amenity space, refuse/recycling and cycle storage facilities and landscaping.) to give Local Authority flexibility to charge rent at London Affordable Rate.
Received	18 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.

Title	Description	Date
PL_1207 - Proposed Flats - Block C - Ground Floor.pdf	Block plan of the site	18 July 2023
PL_1001 - Proposed Ground Floor plan.pdf	Floor plan	18 July 2023
PL_1002 - Proposed First Floor plan.pdf	Floor plan	18 July 2023
PL_1003 - Proposed Second Floor plan.pdf	Floor plan	18 July 2023
PL_1004 - Proposed Roof Plan.pdf	Roof Plan - Proposed	18 July 2023
PL_1202 - Proposed Houses - Block A - Roof Plan.pdf	Roof Plan - Proposed	18 July 2023
PL_1206 - Proposed Flats - Block B - Roof Plan.pdf	Roof Plan - Proposed	18 July 2023
PL_1209 - Proposed Flats - Block C - Second Floor.pdf	Roof Plan - Proposed	18 July 2023
PL_1210 - Proposed Flats - Block C - Roof Plan.pdf	Roof Plan - Proposed	18 July 2023
PL_2001 - Proposed Section - Block C.pdf	Section - Proposed	18 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (22)

- 1** The development hereby permitted shall be begun not later than the expiration of 21/10/2020
Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 21/10/2020 Haringey ref: HGY/2020/1779 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 and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:
a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour,
b) texture, pointing and perforated brickwork and boundary walls shall be provided;
c) window reveals, soldier courses and balconies (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10);
d) Roof materials;
e) Zinc cladding including details of how it will be attached to the building;
f) Roof capping;
g) Doors; timber doors and aluminium entrances/screens;
h) Aluminium/timber composite window treatment;
i) Canopies;
j) down pipes, rainwater pipes or foul pipes;
k) Any other external materials to be used.
The development shall be carried out in accordance with the approved details.
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 samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development

Management DPD 2017.

- 4 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Before development commences other than for investigative work:
- With the recommendation of the outcome of risk assessment in section 5.4 of the submitted Desk Study/Preliminary Risk Assessment Report with reference P2365J1795/AMM prepared by JOMAS Associates Ltd dated 7th October 2019 indicating the risk of contamination and the need for Phase II investigation, a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The 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.
 - The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
 - If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. 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 water pollution from previously unidentified
contamination sources at the development site in line with paragraph 109 of
the National Planning Policy Framework, policy 5.21 of the London
Plan 2016 and Policy DM1 of The Development Management DPD 2017.

- 6 Prior to above ground works, details of a scheme for living roofs for the development hereby permitted should be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) A roof plan identifying where the living roofs will be located;
 - b) A substrate of no less than 120mm for extension living roofs;
 - c) Sections showing the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
 - d) A plan showing the location of log piles / flat stones for invertebrates;
 - e) The range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
 - f) Relationship with photovoltaic array; and
 - g) Irrigation, management and maintenance arrangements. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the living roofs shall be retained and managed thereafter in accordance with the approved management arrangements. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development that provides provision towards the creation of habitats for biodiversity, mitigate against climate change and support water retention, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 7 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Strategy prepared by Whitecode Design Associates (dated 24 April 2020, Rev 1) delivering a 78.5% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies, air source heat pumps (ASHPs) and 7.5 kWp solar photovoltaic (PV) array.

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.

- 8 Prior to occupation, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and reduce crime.

- 9 Before the development hereby permitted is occupied, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution and minimise impacts to foraging bats. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the protecting the amenities of neighbouring occupants, in accordance with policy 7.6 of the London Plan 2016 and policy DM1 of the Haringey Development Management DPD 2017.

- 10 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) location, type and materials to be used for hard landscaping including specifications for the permeable paving;
- 2) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 3) layout and specification of food growing and composting area, including how rainwater will be harvested and water points are accessible to growers;
- 4) bird and bat boxes; and
- 5) Details, including elevations and materials of all hard boundary treatments.

Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of

the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 11** No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.
The CLP/ CMP shall provide details of:
- (a) To address impact of construction, site assembly works and impact on the operation of the highway network:
 - I. A programme of works (including measures for traffic management);
 - II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
 - III. Storage of plant and materials used in constructing the development;
 - IV. Plant and machinery to be used during construction works;
 - V. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - VI. The erection and maintenance of security hoarding where appropriate;
 - VII. Parking of vehicles of site operatives and visitors;
 - VIII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - IX. Contact details for the Site Supervisor responsible for on-site works;
 - (b) To address impact of construction on the broader amenity of the area:
 - X. 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;
 - XI. Details of how the effects of noise and vibration arising from site operations are mitigated;
 - XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register: <https://nrmm.london/user-nrmm/register> prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent;
 - XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.

The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. 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.

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 Policies 6.3, 6.11 and 7.15 of the London Plan 2016, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 12** 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)

- 13** Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 the 8 units shall be served by a single Integrated Reception System (IRS) for the reception of TV signals, and no further aerials or satellite dishes shall be installed without agreement in writing by the local planning authority.

Reason: In the interest of the appearance and visual amenities of the development and immediate surroundings.

- 14** Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

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

- 15** Prior to the commencement of works on the scheme's superstructure, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently

retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

- 16** Prior to the commencement of works on the scheme's superstructure, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- (a) Final detailed drawings of the drainage system.
 - (b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.
 - (c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.
 - (d) Reason: To promote a sustainable development consistent with the Haringey Local Plan 2017.
- Reason: To ensure a sustainable development that mitigates against climate change and supports water retention within the site, consistent with Policy 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.
- 17** No development shall take place until details of the type and location of secure and covered cycle parking facilities for 15 cycles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces 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 Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.
- 18** Prior to the commencement of works on the scheme's superstructure, details of the proposed ventilation, heating and solar PV systems shall be submitted to the Local Planning Authority. This must include:
- i. efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
 - ii. proposed noise and visual mitigation measures for the ASHP, if necessary;
 - iii. evidence that the ASHP complies with other relevant issues as outlined in

the Microgeneration

Certification Scheme Heat Pump Product Certification Requirements;

iv. roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

Reason: To ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

- 19** Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained and cleaned at least annually following installation.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

- 21** **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.

- 22** **INFORMATIVE: Community Infrastructure Levy.**
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £46,721.29 (723.8sqm x £64.55) and the Haringey CIL charge will be £38,694.35 (723.8sqm x £ 53.46 (Indexation included)). This will be collected by Haringey after the scheme is 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.

- 23** **INFORMATIVE:**
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 address.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be

audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE:

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: 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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

- 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.