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Long Lane
London
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2 February 2024

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

Case Reference	HGY/2022/2731
Location	44-46, Hampstead Lane, London, N6 4LL
Proposal	Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works
Received	13 September 2022

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.

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (48)

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

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

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

Drawings:

1627/PL-001; 002; 100; 101; 102; 110; 111; 120; 199/G; 200/G; 201/H; 202/H; 203/H; 204/H; 206/G; 210/F; 211/F; 212/F; 213/C; 220/E; 221/E; 222; 251/F; 252/F; 253/F; 254/F; 600/B; 6678/M/101/P; 6678/ PH/101/P1; 102/P1; 103/P1; 104/P1; 105/P1; 106/P1; 707/P_LG_100/P02; 00_1-1/P02; XX_105/P02

Documents:

1627/PL/DAS/C; Statement of Community Involvement (September 2022);
BVP – Daylight & Sunlight (August 2022);
11860 – Two hours sunlight to Amenity – Neighbour Analysis
SM Planning – Planning Statement (September 2022);
HPC Care Home Needs Assessment (June 2022);
Knight Frank – Planning Needs Assessment – July 2022; HPC letter (30 November 2022);
Landmark Trees HVL/44HSL/AIA/01d;
Caneparo Associates – Transport Statement (July 2022);
Caneparo Associates – Workplace Travel Plan (July 2022);
Caneparo Associates – Framework Delivery & Servicing Plan (July 2022);
Caneparo Associates – Outline Construction Logistics Plan (July 2022);
Air Quality Consultants – J10/12544A/10 (September 2022);
FHP ESS Ltd – Energy & Sustainability Statement (06 September 2022);
FHP ESS Ltd – 6678/Iss_4 (9 September 2022);
Eight Versa - 10032 - 44 - 46 Hampstead Road - Bat Assessment Report - 2210-12snc rw/Issue_1;
Eight Versa - 10032 - 44-46 Hampstead Lane – Biodiversity Net Gain - 2210-13snc sc/Issue_1;
Eight Versa - 10032 - 44-46 Hampstead Lane - Ecology Addendum - 2210-12snc rw;
KP Acoustics - 22320.NIA.01;
Ashton|Fire - AF2389 (Issue P03);
Nimbus Engineering Consultants - C2823-R1-REV-A;
GEA – Desk Study & Basement Impact Assessment - J21167A (December

2021);
Heritage Statement - Volume 1 – Background and Significance
Assessment;
Heritage Statement - Volume 2 – Impact Assessment and Policy
Consideration;
Email from ESP@safedigs.co.uk (16 June 2021);
Linesearch beforeudig – LSBUD Ref 22423513 (16/06/2021);
Thames Water- RFB/VM/6678/5a (16 June 2021);
UK Power Networks - RFB/SAS/6678/03 (16 June 2021);
Virgin Media email;
Cadent Gas ALS Maps;
BT Openreach ALS maps;
BT Infinity Postcode search results.

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

- 3** Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Detailed elevational treatment;
 - b) Detailing of roof treatment;
 - c) Details of windows, including recess and obscuring of the flank windows;
 - d) Details of entrances;
 - e) Details and locations of rain water pipes;
 - f) Details of any external extract, ventilation and filtration equipment;
 - g) Details of balustrades; and
 - h) Details of any standalone storage buildings.

Shall be submitted to and approved in writing by the Local Planning Authority. Samples of brickworks, windows, roof, glazing, balustrade, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policy SP11 of Haringey's Local Plan Strategic Policies 2017, Policies DM1 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London Plan 2021 and Policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4** Prior to occupation of the development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policy D4 of the London Plan 2021, Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

- 5 Prior to the commencement of the development above slab level full details of both hard and soft landscape works that shall achieve an urban greening factor of 0.4 shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Implementation and management programmes;
- j) Any new trees and shrubs to be planted together with a schedule of species to provide at least a net gain of tree canopy.

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, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G5 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 6 Prior to first occupation of the development hereby approved details of a lighting strategy for all external lighting to building facades, internal lighting, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority. Outdoor lighting will aim to minimise light spill, with light spread near to or below the horizontal; use light sources that emit minimum ultra-violet light to avoid attracting large numbers of insects; be as low-level and directional as possible; and be the minimal level required for health and safety. The agreed lighting scheme shall be installed as approved and retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity and ecology in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 and DM23 of the Development Management Development Plan Document 2017.

- 7 No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DH2 of the Highgate Neighbourhood Local Plan 2017.

- 8 No development (except for demolition to slab level) shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then a stage 2 WSI shall be submitted to and approved in writing by the local planning authority for those parts of the site which have archaeological interest. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works Page 62 B. Where appropriate, details of a programme for delivering related positive public benefits C. The programme for post-investigation assessment and

subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure any heritage assets of archaeological interest are identified and suitably analysed and assessed in accordance with the NPPF and London Plan Policy HC1 and Policy DM9 of the Development Management Development Plan Document 2017.

- 9 Prior to the commencement of above ground works to each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 10 Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 11 Prior to commencement of development, other than for investigative work, the following shall be submitted and approved by the Local planning Authority:

- a. A desktop study to include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The 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.

D. 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.

e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and 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 Development Plan Document 2017.

- 12 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 and in accordance with Policy DM27 of the Development Management Development Plan Document 2017.

- 13 (A) No works shall commence on the site until all plant and machinery to be used at the demolition and 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 Nox 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 must 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 demolitions, 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 and comply with Policy SI1 of the London Plan 2021 and the GLA NRMM LEZ.

- 14** (A) No demolition or development works shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority.

(B) Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts (a) and (b) above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/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 demolition/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.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality, in accordance with Policy SI 1 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017 and Policy DM19 and DM23 of the Development Management Development Plan Document 2017.

- 15** Prior to any demolition works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report, including toolbox talk to all contractors onsite by a suitably qualified bat licenced ecologist shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy DM1, DM23 and DM27 of the Development Management Development Plan Document 2017.

- 16** Prior to the commencement of above ground works (except for demolition) a Landscape Ecological Management and Maintenance Plan to ensure the safeguarding of the proposed net gain shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policy G6 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017, Policy DM19 of the Development Management Development Plan Document 2017 and Policy OS4 of the Highgate Neighbourhood Plan 2017.

- 17** No removal of vegetation or demolition shall take place between 15th March and 1st September unless evidence is provided to the Local Planning Authority detailing a site visit by a suitably qualified ecologist undertaken and that any active nests are suitably removed no later than 4 weeks prior to the commencement of works.

Reason: To prevent disturbance of nesting birds in bird breeding season Policy G6 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017, Policy DM19 of the Development Management Development Plan Document 2017 and Policy OS4 of the Highgate Neighbourhood Plan 2017.

- 18** No development should take place until an arboricultural method statement for any works within the root protection areas is submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

- 19** The development hereby approved shall be constructed in accordance with the tree protection plan and method statements and shall be overseen by an Arboriculturist to be retained until completion of the development.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

- 20** Prior to the commencement of above ground works (except for demolition) a Landscape Plan and aftercare programme shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

- 21** The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by PHP Engineering Services Solutions Ltd (dated 6 Sep 2022) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 24 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be re-submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction with SAP10.2 carbon factors;
- Details to reduce thermal bridging;
- Calculated Primary Energy Factor, Energy Use Intensity and its performance against GLA benchmarks for a similar use.
- Annotated floorplans showing which spaces will be cooled.
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- 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); and how the energy will be used on-site before exporting to the grid;

- Updated GLA Carbon Emission Spreadsheet for Part L 2021 to demonstrate that the solar PV generation has been appropriately reflected in the above energy hierarchy.
- Specification of any additional equipment installed to reduce carbon emissions;
- Details on how lighting energy demand has been improved.
- A metering strategy

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved 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.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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 S12 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policies DM21 and DM22 of the Development Management Plan Document 2017.

- 22** Prior to above ground commencement of development (except for demolition), details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction

techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement. The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, SI7 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

- 23** Prior to the above ground commencement of the development (except for demolition), an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The report will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) and demonstrate how the overheating risks have been mitigated and removed through design solutions. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development.

This report shall include:

- (a) Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
 - Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
 - Annotated floorplans showing which spaces/units have been modelled.
- The report should model all single-aspect dwellings, min. 75% of rooms facing south or south-west, min. 50% of top-floor rooms, rooms closest to any risk of crime / noise and / or air pollution source, with windows closed at

all times.

- In addition, the report should model other communal areas: in particular, the south-west facing treatment room and north-east facing café on the ground, lounge and the quiet room on south-west part of the first floor.
- One or two worst-case hallways need to be included, with a realistic assumption of the heat gains from communal heating pipework.
- Modelling of proposed mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.
- Confirmation whether the MVHR will have a summer bypass.

(b) Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

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

- Individual continuous mechanical ventilation units with heat recovery;
- Glazing g-value of 0.40;
- Active cooling;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

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

- 24** (a) Prior to the above ground commencement of development (except for demolition), details of the living roof be submitted to and approved in writing by the Local Planning Authority. Living roof 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:
- i) A roof plan identifying where the living roof will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two

substrate types across the roof, annotating contours of the varying depths of substrate

iv) 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;

v) 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);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and

vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the development, evidence must be submitted to and approved by the Local Planning Authority 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 Policy G1, G5, G6, S11 and S12 of the London Plan 2021, Policies SP4, SP5, SP11 and SP13 of Haringey's Local Plan Strategic Policies 2017 and Policies DM21, DM24 and DM25 of the Development Management Development Plan Document 2017.

- 25** (a) Prior to the commencement of development, a sustainability assessment should be submitted to the planning authority which achieves the highest possible standard have been achieved through measurable outputs to demonstrate how environmental sustainability has been integrated into the development. This may be achieved through a BREEAM Pre-Assessment with a minimum 'Very Good' rating but aiming for Excellent, or similar independently audited assessment where measurable outputs can be demonstrated. This should include a table to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and justification for which credits will not be met.

(b) Upon approval, the measures shall be implemented on site prior to occupation and maintained thereafter for the lifetime of the development. A post-construction certificate shall be submitted to the Council within six months of occupation of the development.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, SI3 and SI4 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of Development Management Development Plan Document 2017.

- 26** The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 27** Notwithstanding the information submitted with the application no development (except for demolition), shall take place until the result of site specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property has been submitted to and approved in writing by the local planning authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: In the interests of residential amenity and safety, and Policy DM18 of the Development Management Development Plan Document 2017 and Policy DH7 of the Highgate Neighbourhood Local Plan 2017.

- 28** Notwithstanding the submitted details and prior to commencement of the development hereby approved a final Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the

construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project 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 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 29** Prior to occupation of the proposed development, disabled parking bays and parking layout shall be submitted to and approved in writing by the Local Planning Authority.

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, T6 of the London Plan 2021, Policies SP7 of the Haringey Local Plan 2017 and with Policy DM1 and DM32 of The Development Management DPD 2017.

- 30** Prior to any above ground works, (except for demolition), details of proposed cycle storage for 42 spaces, including a provision of short stay spaces in the front forecourt and basement changing facilities must be provided in line with the London Plan 2021 and the design and implementation must be in line with the London Cycle Design Standards as produced by TfL, with such provision retained thereafter.

Reason - To ensure high quality long and short stay cycle parking for employees and visitors and contribute towards the uptake of active travel modes in accordance with Policy T5 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017, Policy DM32 of the Development Management Development Plan Document 2017 and Policy TR1 of the Highgate Neighbourhood Plan 2017.

- 31** A Construction Logistics Plan will be required to be submitted before commencement of the works on site. The Construction Logistics Plan shall include:
- a survey of the existing conditions of adjacent public highways;
 - an assessment of the cumulative impacts of demolition and construction traffic;
 - details of the likely volume of demolition and construction trips and any mitigation measures;
 - site access and exit arrangements including wheel washing facilities and swept paths where required;
 - vehicular routes, booking systems and an assessment for the scope of

consolidating loads to reduce generated road trips;
- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and,
- an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.
Works shall only be carried out in accordance with the approved Construction Logistics Plan.

Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development in accordance with Policies T7 and D14 of the London Plan 2021, Policy DM23 of the Development Management Development Plan Document 2017 and Policy TR2 of the Highgate Neighbourhood Plan 2017.

- 32** Prior to the commencement of the approved use detail of internal and external layouts achieving high quality accommodation suitable for dementia care to Stirling University standards or equivalent shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as such.

Reason: to ensure the use is optimised for dementia care use within the C2 Use Class in accordance with Policies D5 and H13 of the London Plan 2021, SP14 of Haringey's Local Plan Strategic Policies 2017, Policies DM1, DM12 and DM15 of the Development Management Development Plan Document 2017.

- 33** Notwithstanding the plans hereby approved, the first and second floor side windows on the eastern side elevation facing no.42 Hampstead Lane shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. This specification shall be complied with before the extension/ 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 amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Notwithstanding the provisions of the Town & Country Planning (Use

- 34** Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the care home shall be occupied by Use Class C2 nursing and dementia care provision only with a smaller component for the ancillary treatment room and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

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

- 35** Prior to the first occupation of the use hereby approved, a use plan for the use of the treatment room hereby approved, detailing discussion with ICB and NHS, and how the treatment room will be used and operated shall be submitted to the Local Planning Authority and such be retained as such unless otherwise agreed in writing.

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

- 36** The proposed treatment room facility should only be opened to patients between the hour of 08:00 to 20:00 hours and should be used by no more than 1 patient at a time.

Reason: To reduce the number of trips generated by the development and the resulting car parking demand on local roads in accordance with Policies T1 and T6 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017, Policies DM31 and DM32 of the Development Management Development Plan Document 2017 and Policies TR3 and TR4 of the Highgate Neighbourhood Plan 2017.

- 37** Prior to the first occupation of the use hereby approved, details of a suitable means of managing visitors to the site shall be submitted to and approved in writing by the Local Planning Authority. The use shall thereafter endure in accordance with the approved details.

Reason: To minimise impacts on parking around local roads and to safeguard the amenities of the area and to encourage greater use of public transport consistent with Policies T4, T6 of the London Plan 2021, Policies SP7 of the Haringey Local Plan 2017 and with Policy DM1, DM31 and DM32 of The Development Management DPD 2017.

- 38** Prior to the first occupation of the use hereby approved, details of any extract fans or flues shall be submitted to and approved by the Local

Planning Authority prior to commencement of use and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Policy DM23 of the Development Management Development Plan Document 2017 and Policy DH9 of the Highgate Neighbourhood Plan 2017.

- 39** Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017 and Policy DH5 of the Highgate Neighbourhood Plan 2017.

- 40** 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 Development Plan Document 2017 and Policy DH5 of the Highgate Neighbourhood Plan 2017.

- 41** The proposed development should include appropriate fire safety solutions and represent best practice in fire safety planning in both design and management and should include a more detailed fire strategy/fire engineered design in order to satisfy Part B of the Building Regulations - Fire Safety. This will be subject to a more detailed check by Building Control and the Fire Authority.

Reason: In the interest of fire safety to comply with Policy D12 of the London Plan 2021.

- 42** Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policies DM1 and DM23 of the Development Management Development Plan Document 2017 and Policy DH9 of the Highgate Neighbourhood Plan 2017.

- 43** No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

- 44** No development shall take place (except for demolition) until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that:
- a) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
 - b) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.
 - c) 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 retained.

Reason : To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter in accordance with Policies SI1 of the London Plan 2021, Policy SP5 of Haringey's Local Plan Strategic Policies 2017 Policies DM25 and DM29 the Development Management Development Plan Document 2017.

- 45** Prior to first occupation of the development hereby approved the applicant shall provide detailed management plan to the Local Planning Authority, in consultation with Thames Water, of sufficient existing foul water capacity off site to serve the development or if no such capacity exists will be required to provide an infrastructure phasing plan. Where required the development will be required to ensure all foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason – Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policies SI1 of the London Plan 2021, Policy SP5 of Haringey's Local Plan Strategic Policies 2017 Policies DM25 and DM29 the Development Management Development Plan Document 2017.

- 46** Prior to commencement of above ground works (except for demolition) details of the proposed generator room, justification for requirement and details of how this will be used and managed shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure this is used in a compatible manner with the site and surroundings in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

- 47** Prior to commencement of any demolition work on site the following shall be submitted to and approved in writing by the Local Planning Authority:
- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
 - (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.
- The demolition and subsequent construction works shall be completed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the special character of the Highgate Conservation Area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 48** The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

Informatives:

INFORMATIVE:

In dealing with this application, Haringey Council has implemented the requirements of

the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

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:

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:

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

INFORMATIVE:

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE:

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:

The waste contractor used will be required to be a licenced waste carrier that complies with the waste duty of care code of practice. Details on the waste and recycling containers and services Haringey provides can be found at

<https://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling>

INFORMATIVE:

The applicant must seek the 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:

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our 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 our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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 Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE:

There is Institution of Structural Engineers Guidance for the design and detailing of ramps and underground car parks and the applicant will need to adhere to this guidance.

INFORMATIVE:

The use of the site will be for a managed care facility and as such is subject to a NIL rate for CIL.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email
building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.