

Mr James Beynon, Quod
Capitol
Bond Court
Leeds
LS1 1SP

4 March 2024

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

Case Reference	HGY/2023/2306
Location	819-829 High Road, Tottenham, London, N17 8ER
Proposal	Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.
Received	24 August 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.



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (50)

1 Time Limit

(a) The development shall be begun within **five** years of the date of the permission.

REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2 Approved Plans and Documents

(a) The Development hereby approved shall be carried out in accordance with the following approved plans and documents except where conditions attached to this planning permission indicate otherwise:

- Site Location Plan 220428 F3A ZZ EX ST A 8 9000 21/07/2023 07/08/2023
- Existing Site Plan 220428 F3A ZZ EX ST A 8 9001 21/07/2023 07/08/2023
- Demolition Site Plan 220428 F3A ZZ EX ST A 8 9002 21/07/2023 07/08/2023
- Proposed Site Plan - existing context 220428 F3A ZZ EX ST A 8 9003 02/08/2023 07/08/2023
- Demolition GA L00 floor plans (819-829) 220428 F3A ZZ 00 GA A 8 9025 21/07/2023 07/08/2023
- Demolition GA L01 floor plans (819-829) 220428 F3A ZZ 01 GA A 8 9026 21/07/2023 07/08/2023
- Demolition GA L02 floor plans (819-829) 220428 F3A ZZ 02 GA A 8 9027 21/07/2023 07/08/2023
- Demolition GA Roof floor plans (819-829) 220428 F3A ZZ RF GA A 8 9028 21/07/2023 07/08/2023
- Room 1 - 821 - Flat 2 - L01 Existing Internal Elevations 220428 F3A ZZ ZZ EL A 8 9031 26/07/2023 07/08/2023
- Room 3 - 821 - Flat 2 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9032 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 1 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9033 26/07/2023 07/08/2023
- Room 3 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9034 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9035 26/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2100 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2101 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2102 21/07/2023 07/08/2023
- Existing Roof Plan (819-829 HR) 220428 F3A ZZ RF EL A 8 2103 21/07/2023 07/08/2023
- GROUND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2104 26/07/2023 07/08/2023

- FIRST FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2105 04/08/2023 07/08/2023
- SECOND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2106 04/08/2023 07/08/2023
- THIRD FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 03 GA A 8 2107 04/08/2023 07/08/2023
- Proposed Roof Plan (819-829 HR) 220428 F3A ZZ RF GA A 8 2108 02/08/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2109 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2110 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2111 21/07/2023 07/08/2023
- Existing Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2112 21/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2113 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2114 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2115 21/07/2023 07/08/2023
- Existing Roof Significance Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2116 21/07/2023 07/08/2023
- GROUND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2117 21/07/2023 07/08/2023
- FIRST FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2118 21/07/2023 07/08/2023
- SECOND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2119 21/07/2023 07/08/2023
- Demolition Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2120 21/07/2023 07/08/2023
- GROUND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2121 02/08/2023 07/08/2023
- FIRST FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2122 02/08/2023 07/08/2023
- SECOND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2123 02/08/2023 07/08/2023
- THIRD FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 03 EL A 8 2124 17/07/2023 07/08/2023
- Proposed Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2125 02/08/2023 07/08/2023
- Existing GA Elevation with Demolition 220428 F3A ZZ ZZ EL A 8 2500 21/07/2023 07/08/2023
- Existing GA Elevation North (823-829) 220428 F3A ZZ ZZ EL A 8 2501 21/07/2023 07/08/2023
- Existing GA Elevation South (819-821) 220428 F3A ZZ ZZ EL A 8 2502 21/07/2023 07/08/2023
- Existing GA Elevation East (819-821) 220428 F3A ZZ ZZ EL A 8 2503

21/07/2023 07/08/2023
 • Existing GA Elevation East (823-829) 220428 F3A ZZ ZZ EL A 8 2504
 02/08/2023 07/08/2023
 • Existing GA Elevations - Sections West (819-821) 220428 F3A ZZ ZZ EL A 8 2509 21/07/2023 07/08/2023
 • Existing GA Elevations - Sections West (823-829) 220428 F3A ZZ ZZ EL A 8 2510 21/07/2023 07/08/2023
 • Demolition Elevations North (823-829) 220428 F3A ZZ EX EL A 8 2511 21/07/2023 07/08/2023
 • Demolition Elevation South (819-821) 220428 F3A ZZ EX EL A 8 2512 21/07/2023 07/08/2023
 • Demolition Elevation East (823-829) 220428 F3A ZZ EX EL A 8 2513 21/07/2023 07/08/2023
 • Demolition Elevation East (819-821) 220428 F3A ZZ EX EL A 8 2514 21/07/2023 07/08/2023
 • Demolition Elevations - Sections West (819-821) 220428 F3A ZZ EX EL A 8 2515 21/07/2023 07/08/2023
 • Demolition Elevations - Sections West (823-829) 220428 F3A ZZ EX EL A 8 2516 21/07/2023 07/08/2023
 • Existing GA Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2600 21/07/2023 07/08/2023
 • Existing GA Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2601 21/07/2023 07/08/2023
 • Existing GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2602 21/07/2023 07/08/2023
 • Demolition Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2604 21/07/2023 07/08/2023
 • Demolition Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2605 21/07/2023 07/08/2023
 • Demolition Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2606 21/07/2023 07/08/2023
 • GROUND FLOOR - Proposed GA Plan 220428 F3A ZZ 00 GA A 8 2127 04/08/2023 07/08/2023
 • FIRST FLOOR - Proposed GA Plan 220428 F3A ZZ 01 GA A 8 2128 04/08/2023 07/08/2023
 • SECOND FLOOR - Proposed GA Plan 220428 F3A ZZ 02 GA A 8 2129 04/08/2023 07/08/2023
 • THIRD FLOOR - Proposed GA Plan 220428 F3A ZZ 03 GA A 8 2130 04/08/2023 07/08/2023
 • FOURTH FLOOR - Proposed GA Plan 220428 F3A ZZ 04 GA A 8 2131 04/08/2023 07/08/2023
 • FIFTH FLOOR - Proposed GA Plan 220428 F3A ZZ 05 GA A 8 2132 04/08/2023 07/08/2023
 • SIXTH FLOOR - Proposed GA Plan 220428 F3A ZZ 06 GA A 8 2133 04/08/2023 07/08/2023
 • Proposed Roof Plan 220428 F3A ZZ RF GA A 8 2134 02/08/2023 07/08/2023
 • Proposed GA Elevations North (823-827) 220428 F3A ZZ ZZ EL A 8 2517 02/08/2023 07/08/2023

- Proposed GA Elevations South (819-821) 220428 F3A ZZ ZZ EL A 8 2518
02/08/2023 07/08/2023
- Proposed GA Elevations East (823-829) 220428 F3A ZZ ZZ EL A 8 2519
02/08/2023 07/08/2023
- Proposed GA Elevations East (819-821) 220428 F3A ZZ ZZ EL A 8 2520
02/08/2023 07/08/2023
- Proposed GA Elevations-Sections West (819-821) 220428 F3A ZZ ZZ EL
A 8 2521 17/07/2023 07/08/2023
- Proposed GA Elevations-Sections West (823-829) 220428 F3A ZZ ZZ EL
A 8 2522 17/07/2023 07/08/2023
- Proposed GA Elevations North and West 220428 F3A ZZ ZZ EL A 8 2524
02/08/2023 07/08/2023
- Proposed GA Elevations South and HR East 220428 F3A ZZ ZZ EL A 8
2525 02/08/2023 07/08/2023
- Proposed GA Elevations - Sections 220428 F3A ZZ ZZ EL A 8 2526
02/08/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2530 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2531 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2532 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2533 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2534 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2535 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2536 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2537 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2538 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL
A 8 2539 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2550 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2551 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2552 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2553 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ
EL A 8 2554 21/07/2023 07/08/2023
- Proposed GA Sections AA (819-821) 220428 F3A ZZ ZZ SE A 8 2607
02/08/2023 07/08/2023
- Proposed GA Sections BB (819-821) 220428 F3A ZZ ZZ SE A 8 2608

02/08/2023 07/08/2023

- Proposed GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2609

02/08/2023 07/08/2023

- Proposed GA Sections North South 220428 F3A ZZ ZZ SE A 8 2610

02/08/2023 07/08/2023

- Proposed GA Sections East West 220428 F3A ZZ ZZ SE A 8 2611

02/08/2023 07/08/2023.

REASON: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.

3 **Contract**

Prior to any demolition works of No. 829 High Road, evidence of a contract or contracts for the development of the proposed Building and Brunswick Square landscaping works shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

4 **Photographic survey**

Prior to any demolition works of No. 829 High Road, a photographic survey of the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To record the history of the North Tottenham Conservation Area.

5 **Accessible Student Accommodation**

i. 10 per cent of the student bedrooms hereby permitted shall be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300- 2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice.

ii. 35% of the wheelchair-accessible bedrooms shall be affordable student accommodation as defined by London Plan policy H15.

REASON: For the purposes of ensuring provision of accessible student accommodation in accordance with London Plan policy D5 and the relevant part of Policy E10 Part H and so as to provide a proportionate quantity of affordable accessible student accommodation.

6 **Commercial Units - Ventilation/Extraction**

(a) No ground floor commercial unit shall be occupied as a café/restaurant (Use Class E(b)) until such times as full details of ventilation and extraction

of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a café/restaurant (Use Class E(b)) and shall be permanently maintained thereafter.

REASON: In order to prevent adverse impact on air quality.

7 Commercial Units - Café/restaurant Opening Hours

(a) Any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity.

8 BREEAM Certificate

(a) Prior to commencement of any above ground works (excluding demolition),

(i) an application for a design stage BREEAM accreditation certificate confirming that the development will achieve BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent", shall be made to the Building Research Establishment (BRE); and evidence of such an application being made shall be submitted to the local planning authority. The certificate shall thereafter be provided to the local planning authority within 1 month of its issue by the BRE and shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Within 6 months of first occupation,

(i) an application for a post-construction BREEAM accreditation certificate shall be made to the BRE confirming this standard has been achieved; and

(ii) evidence of such an application being made shall be submitted to the local planning authority. The certificate shall thereafter be provided to the local planning authority within 1 month of its issue by the BRE.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for the Local Planning Authority's written approval within 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

REASON: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan Policy SP4 and DM21.

9 Commercial Units – Noise Attenuation

(a) No development at ground floor slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the commercial spaces and student accommodation have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the student accommodation directly above the commercial space and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

10 Noise Attenuation – Student Accommodation

(a) The student accommodation hereby approved shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the accommodation to which they relate have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

- Daytime Noise 7am – 11pm - Student rooms - 35dB(A) (LAeq,16hour).
- Daytime Noise 7am – 11pm - living/kitchen/dining areas (LKD) - 40dB(A) (LAeq,16hour).
- Night Time Noise 11pm -7am - Student rooms 30dB(A) (LAeq,8hour).

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 15 times in student rooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in all facades of the accommodation shall be installed and made operational prior to the occupation of any of the accommodation as specified in part (a) of this condition and shall be

maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

11 Detailed Fire Statement

(a) The Development must be carried out in accordance with the provisions of the Fire Statement (The Printworks RIBA 3 Fire Strategy 11 August 2023 V03 15170BC) prepared by BB7 dated 11 August 2023, unless an alternative is agreed in writing by the local planning authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

12 Landscape Details

(a) The following external landscaping details of external areas and amenity areas shall be submitted to and approved in writing by the Local Planning Authority before the relevant works listed below commence:

- i) Hard surfacing materials;
- ii) Boundary treatments;
- iii) Any relevant SuDs features (as identified in the Drainage Strategy (HRW-BHE-PW-XX-RP-C1-0300, Revision P03), dated 16 August 2023);
- iv) A SuDS management and maintenance plan for the proposed SuDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- viii) A planting management and maintenance / aftercare plan for the proposed planting, detailing future management and maintenance responsibilities for the lifetime of the development;
- ix) Any food growing areas and soil specification;
- x) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- xi) Implementation programme.

(b) The external landscaping and SUDS features shall be delivered in accordance with the approved details, management and maintenance plan and implementation programme and maintained as such thereafter.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of amenity, food growing opportunities, biodiversity enhancement and boundary treatments.

13 Trees & Planting – 5-year Replacement

Any trees or plants which within 5 years from them being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

REASON: To ensure that the approved soft landscaping thrives and makes a positive contribution to residential amenity, publicly accessible open space and the setting of Listed Buildings.

14 Biodiversity

(a) Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

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

(c) The development shall accord with the details as approved and all details shall be retained for the lifetime of the development.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

External Materials and Details

- 15** (a) No development of any externally facing façade shall commence (excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:
- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
 - ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
 - iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
 - iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- (b) Thereafter the development shall be carried out in accordance with the approved details and materials, and they shall be maintained thereafter.

REASON: To ensure that the development hereby approved is satisfactory.

16 External Materials and Details – Nos. 823-827 High Road

- (a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:
- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
 - ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
 - iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
 - iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- (b) Thereafter the development shall be carried out in accordance with the approved details and materials, and they shall be maintained thereafter.

REASON: To ensure that the development hereby approved is satisfactory.

17 No new Plumbing on outside of Nos. 823-827 High Road

No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of Nos. 823-827 High Road unless shown on the drawings hereby approved or submitted to and approved by the Local

Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

18 No new Grilles on outside of Nos. 823-827 High Road

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of Nos. 823-827 High Road A unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

19 Living roofs

(a) Prior to the commencement of the development above ground floor slab level (excluding demolition) details of the living roofs shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A ground floor plan identifying where the living walls will be rooted in the ground, if any;
- iii) Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iv) Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;
- v) Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;
- vi) Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;
- vii) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- viii) Management and maintenance plan, including frequency of watering arrangements.
- ix) A section showing the build-up of the blue roofs 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 accommodation in the development, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of soil/substrate planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) and/or walls 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, reduces the impact on climate change and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

20 Ground Floor Western Boundary Details

(a) No development shall commence above ground floor slab level (excluding demolition) until details of the approved boundary wall between the site and the Peacock Industrial Estate to the west have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved boundary fence and/or building elevation shall be provided before any unit of accommodation is first occupied in the western block and shall be maintained thereafter.

REASON: To ensure a satisfactory boundary treatment between the development and the Peacock Industrial Estate and ensure a satisfactory internal noise environment for the approved accommodation fronting the Estate.

21 Energy Strategy

The development hereby approved shall be constructed in accordance with the Sustainability & Energy Statement Revision P04 prepared by Buro Happold (dated 30 Nov 2023) delivering a minimum 10% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, DEN connection, and a minimum 65 kWp solar photovoltaic (PV) array. (More options to improve the fabric energy efficiency shall be explored in the Energy Strategy in order to justify the reported percentage and indicate how the applicant has attempted to achieve a 15% reduction).

(a) Prior to above ground construction, details of the Energy Strategy shall be 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 5% reduction with SAP10.2 carbon factors; it is advised to improve this aiming for the minimum 15% reduction.
- Details to reduce thermal bridging;
- Explore further ways to minimise the Energy Use Intensity including but not limited to incorporating waste-water heat recovery;
- Location, specification and efficiency of the proposed alternative low carbon heating system (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the pipework and noise and visual mitigation measures;
- 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;
- Specification, location of any additional equipment installed to reduce carbon emissions for example MVHR;

(b) The solar PV arrays 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.

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 London Plan (2021) Policy SI2, SI3, and Local Plan Policy SP4 and DM22.

22 Overheating (Student Accommodation)

(a) Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Design Note – Overheating Assessment prepared by Buro Happold (dated 07 Dec 2023)

This report shall include:

- Revised modelling of units, communal areas, and corridors 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;
- If the revised report shows shading is required, to specify the strategy, including technical specification and images of the proposed shading feature (e.g. overhangs, Brise Soleil, or external shutters); Provide the elevations and sections plans to show where these measures are proposed.
- If required details of the active cooling strategy: What is the temperature set points, detail specification of the interrupter controls and who will have the access to the central control?
- Include images indicating which sample units were modelled and floorplans showing the modelled internal layout of dwellings.
- A Retrofit Plan; Modelling of 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; and Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(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 noted below (as updated by the approved Overheating Strategy) and retained thereafter for the lifetime of the development:

- Openable windows, maximum opening angle of 45 degrees (top hung)
- Recessed windows with min. reveal width of 200mm, increasing to 300mm at the lintel.
- Glazing g-value of 0.3 and visible light transmittance (VLT) of 0.6
- Internal blinds
- MVHR with ventilation rate of 15l/s for bedrooms, 12l/s for KLD and amenity space and 1 Air change per hour for internal corridors.
- Active cooling – only bedrooms (centrally controlled with high temperature set points to limit use and interrupter controls to prevent the system from activation when windows are open)
- Hot water pipes insulated to high standards.

- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the design of Blocks is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

REASON: In the interest of reducing the impacts of climate change, 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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

23 Overheating (Non-residential)

At least six months prior to the occupation of each non-residential area, an Overheating Report must be submitted to and approved by the Local Planning Authority if that space is to be occupied for an extended period of time or will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

The report shall be based on the current and future weather files for 2020s, 2050s and 2080s for the CIBSE TM49 central London dataset. It shall set out:

- The proposed occupancy profiles and heat gains in line with CIBSE TM52
- The modelled mitigation measures which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.
- A retrofit plan that demonstrates which mitigation measures would be required to pass future weather files, with confirmation that the retrofit measures can be integrated within the design.

The mitigation measures hereby approved shall be implemented prior to occupation and retained thereafter for the lifetime of the development.

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), and Policies SP4 and DM21 of the Local Plan.

24 Building User Guide

Prior to occupation, a Building User Guide for the occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building

User Guide should be easy to understand and will be issued to any residential occupants before they move in and should be kept online for residents to refer to easily.

REASON: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

25 Metering strategy

Prior to the completion of the superstructure a quality assured metering plan, shall be submitted to and approved by the Local Planning Authority, this shall include:

- (a) relevant smart metering schematics for the individual Dwellings, commercial units, landlord areas, plant/energy centre area(s);
- (b) information on third-party quality assurance mechanisms for the metering installation that follow industry best practice at the time of submission;
- (c) correct calibration and operation that will measure and report the required data for each reportable unit in line with the Be Seen guidance, including metering information for the building energy consumption, energy centre performance, utility meters, renewable energy generation, battery storage and electric vehicle technologies, and exported energy.

REASON: To ensure that the development is metered correctly in accordance with Be Seen guidance.

26 PV Arrays

- (a) The installed PV Arrays shall be maintained in good working order and cleaned at least annually.

REASON: To ensure that the installed PV arrays generate renewable energy at their full potential.

27 Urban Greening Factor

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.41 has been met through greening measures.

REASON: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Secured by Design

- 28 (a) Prior to commencement of above ground works (excluding demolition), details shall be submitted to the Local Planning Authority and approved in writing which demonstrate that the building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of occupation of the development.
- (b) Prior to the first occupation of the building, or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all approved/agreed 'Secured by Design' features shall be retained unless otherwise agreed in writing.

REASON: In the interest of creating safer, sustainable communities.

29 **Stage I Written Scheme of Investigation of Archaeology (PRE-COMMENCEMENT)**

No development shall commence 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.

REASON: to protect the historic environment

30 **Stage II Written Scheme of Investigation of Archaeology**

If heritage assets of archaeological interest are identified by a Stage 1 Written Scheme of Investigation (WSI) of Archaeology, then for those parts of the site which have archaeological interest, a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. 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:

- i) 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;
 - ii) Where appropriate, details of a programme for delivering related positive public benefits; and
 - iii) 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 protect the historic environment

31 Foundation Design – Archaeology (PRE-COMMENCEMENT)

(a) In the event that the Stage I and/or Stage II Written Scheme of Investigation of Archaeology identifies any archaeological remains that require protection, no development shall take place until details of the foundation design and construction method to protect any archaeological remains have been submitted to and approved in writing by the Local Planning Authority.

(b) The development shall be carried out in accordance with the approved details.

REASON: The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF.

32 Land Contamination

Before development commences other than for investigative work and above-ground demolition:

- a. Using the information already submitted in Land Contamination Assessment (Phase 1) with reference HRW-BHE-PW-XX-RP-CG-0001, prepared by Buro Happold Ltd, dated 11th August 2023, 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.

33 Unexpected Contamination

(a) 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.

(b) 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 183 of the National Planning Policy Framework.

34 Combined Stage 1/2 Road Safety Audit – Brunswick Square (PRE-COMMENCEMENT))

(a) No development shall commence above ground level (excluding demolition) until a combined Stage 1 and Stage 2 Road Safety Audit for the proposed vehicular access junction and associated pedestrian footways for Brunswick Square and its junction with the High Road has been submitted to and approved in writing by the Local Planning Authority.

(b) The detailed design of the junction hereby approved shall be in accordance with the recommendations in an approved Audit and Designer's Response and maintained thereafter.

REASON: To ensure the safe movement of vehicles and pedestrians.

35 Car Parking Design & Management Plan

(a) Prior to first occupation of the student accommodation a Car Parking Design and Management Plan (CPMP) relating to the proposed accessible space shall be submitted to and approved in writing by the Local Planning Authority.

(b) The CPMP shall include details of the following:

ii. Location and design of the car parking space(s).

iii. Provision of Electric Vehicle Charging Point(s) (direct provision for the space(s)).

iv. Allocation, management and enforcement of the car parking space(s) (prioritising wheelchair users, then other people with disabilities, then others as part of a dynamic strategy to prioritise use and minimise redundancy of the space(s)).

(c) Car parking shall be allocated, managed and enforced in accordance with the approved CPMP.

(d) All car parking spaces shall be leased and not sold outright.

REASON: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers. To protect the amenity of the site users. To promote sustainable travel.

Cycle Parking Details

- 36** (a) Prior to first occupation, details of cycle parking (219 long stay and 18 short stay spaces, totalling 237 spaces) and provision for changing/locker space for the commercial units in the development shall be submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.

(c) The cycle parking provision shall be implemented in accordance with the approved details and retained thereafter for this use only.

REASON: To promote travel by sustainable modes of transport and to comply with Policy T5 of the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

37 Delivery and Servicing Plan

(a) The development shall not be occupied until a Delivery and Servicing Plan (DSP) for the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be in broad conformity with the approved Delivery and Servicing Plan (within the Transport Assessment prepared by Arup, 16 August 2023) and Transport for London's Delivery and Servicing Plan Guidance (2020), other than details of the location and dimensions of the proposed loading bays shall be submitted to and approved in writing by the Local Planning Authority).

(b) The DSP, including loading bays approved under (a) above shall be implemented and updated following the results of the first delivery and servicing survey to be undertaken within 12 months of first occupation of the proposed development.

(c) Further surveys and updates of the full DSP shall be approved in writing by the Local Planning Authority at intervals to be agreed in writing by the Local Planning Authority.

(d) The DSP shall identify how moving in and out would be coordinated so as not to put undue pressure on the highway network and parking within the immediate area.

REASON: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.

38 Student Waste Management Plan

(a) None of the student accommodation in the development shall be occupied until a Student Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) The Student Waste Management Plan shall set out details of:

- (i) who will be responsible for moving waste and recyclable Wheelie Bins or Euro Bins from Waste Rooms to a designated collection point on Brunswick Square and taking them back to the Waste Rooms on collection day; and
- (ii) The timing of such movements, ensuring that bins are not stored on the footway overnight before they are collected and ensuring that bins are taken back into the store as soon as reasonably practicable after collection.

(c) The approved Student Waste Management Plan shall be implemented upon first occupation of any of the accommodation and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is requested in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory waste and recycling collection.

39 Detailed Construction Logistics Plan (PRE-COMMENCEMENT)

(a) No development shall commence until a Detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

(b) The Detailed CLP shall conform with the approved Outline Construction Logistics Plan within the submitted Transport Assessment (prepared by Arup, dated 16 August 2023) and Transport for London's Construction Logistics Planning Guidance (2021) and shall include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development replace lorry routeing;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff/ personnel involved in construction.
- vi) Crane Lifting Management Plan (CLMP)
- vii) Crane Erection and Dismantling

REASON: To provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour

properties and to maintain traffic safety.

40 Public Highway Condition (PRE-COMMENCEMENT)

(a) No development shall commence until an existing condition survey of the western half of the High Road carriageway and footway (between 811 and 831 High Road) has been undertaken in collaboration with the Council's Highways Maintenance team and submitted in writing to the Local Planning Authority.

(b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in (a) in collaboration with the Council's Highways Maintenance team and submitted in writing to the Local Planning Authority.

(c) The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway is reinstated to the satisfaction of the Council's Highways Maintenance team in accordance with an associated Highway Agreement.

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site.

41 Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

(a) No development shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken 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;
- x. Details of any other standard environmental management and control measures to be implemented.

(d) the CEMP shall also include consideration as to whether any ecological protection measures are required, to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

42 Management and Control of Dust

(a) No development shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations
- i) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii) a Dust Risk Assessment.

(b) Demolition and construction works shall only be carried out in accordance with an approved AQDMP.

REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.

43 Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)

(a) Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the development shall be submitted to and approved by the Local Planning Authority in writing.

REASON: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

44 Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)

(a) All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM emissions.

REASON: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ

45 Impact Piling Method Statement (PRE-COMMENCEMENT)

(a) 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) have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) 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. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

46 Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

(a) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of preconstruction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of

meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

47 Telecommunications

(a) The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the accommodation 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 Policy DM1 of the Development Management Development Plan Document 2017.

48 Evidence of operational public hydrants/suitable alternatives (PRE-COMMENCEMENT)

Details demonstrating that the public hydrants proposed to service the development are operational and sufficient shall be submitted to the Local Planning Authority (LPA) for its written approval prior to commencement of the development hereby approved. If it cannot be demonstrated that the public hydrants are fit for purpose, then satisfactory alternative solutions must be proposed and approved in writing by the LPA. The approved provision shall be retained thereafter and kept functional for the lifetime of the development.

REASON: To ensure that the development incorporates the necessary fire safety measures and in order to accord with the Mayor's London Plan Policy D12.

49 Clean water capacity to serve the development (Thames Water)

The development shall not be occupied until details have been submitted to the Local Planning Authority and approved in writing that confirm that either:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall

take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

50 Water Efficiency Condition

The student rooms 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:

Working with the applicant. 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 2021, 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.

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 Mayor's CIL would be approximately £611,515.56, and the Haringey CIL charge would be £840,100.60. 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the relevant inflation factor.

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.

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.

Numbering New Development. 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.

Asbestos Survey prior to demolition. Prior to demolition of 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.

Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

Written Scheme of Investigation – Suitably Qualified Person. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by

condition to refine a mitigation strategy after permission has been granted.

Historic Building Recording

Historic building recording is an investigation to establish the character, history, dating, form and development of a historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published to RCHME Level 3 with a public outreach element included.

You can find more information on archaeology and planning in Greater London on the GLAAS website.

Disposal of Commercial Waste. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under Section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Piling Method Statement Contact Details. Contact Thames Water at:
<https://developers.thameswater.co.uk/Developing-a-largesite/>

Email: developer.services@thameswater.co.uk

Minimum Water Pressure. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection

Sprinkler Installation. 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.

Designing out Crime Officer Services. The applicant must seek the continual advice of

the Metropolitan Police Service (MPS) 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.

Land Ownership. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

Listed Building Consent. This planning permission must be read in conjunction with the Listed Building Consent (HGY/2023/2307).

s106 Agreement and s278 Agreement. This planning permission must be read in conjunction with the associated s106 Agreement and any associated s278 Highway Act Agreement(s).

- 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.