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21 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/2023/2360
Location Block F (F1,F2,F3), Bounds Green Industrial Estate, London, N11 2UL
Proposal Demolition of existing industrial building and erection of replacement industrial building with associated hard and soft landscaping works.
Received 1 September 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2102502-01 TRANSPORT STATEMENT - Bounds Green AUGUST 2023.pdf	Transport assessment	1 September 2023
4092_PL10C - Proposed Landscaping Scheme.pdf	Additional plans	1 September 2023
4092_PL01A - Location Plan.pdf	The location plan	1 September 2023
4092_PL02H - Existing Site Plan.pdf	Site/Block Plan - Existing	1 September 2023
4092_PL03A - Existing Floor Plans.pdf	Floor Plan - Existing	1 September 2023
4092_PL04 - Existing Elevations.pdf	Elevation (Front) - Existing	1 September 2023
4092_PL05H - Proposed Site Plan.pdf	Block plan of the site	1 September 2023
4092_PL06F - Proposed Floor Plans.pdf	Floor plan	1 September 2023
4092_PL07D - Proposed Elevations.pdf	Elevation (Front) - Proposed	1 September 2023
4092_PL08A - Proposed Cycle Rack Details.pdf	Additional plans	1 September 2023
4092_PL09D - Proposed Site Section.pdf	Site Levels Plan - Proposed	1 September 2023
BAT REPORT.pdf	Biodiversity survey and report	1 September 2023
NET GAIN REPORT.pdf	Biodiversity survey and report	1 September 2023

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Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

18.08.23 -Full Planning Design Statement - Rev N.pdf

ECOLOGY ASSESSMENT.pdf

R3401 Block F, Bounds Green Industrial Estate- Energy Statement

Design and access statement 1 September 2023

Other relevant information 1 September 2023

updated. 19 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (12)

Three Year Time Limit

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.

Approved Plans

2. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

Use Restriction

3. The units/space shall be restricted to industrial use (Class B2) , (Class B8) & (Class EG(iii)) uses only, and shall not be used for any other purpose within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate type of development is provided in connection with this designated employment site, in accordance with Policy SP8 of the Haringey Local Plan 2017.

Samples of Materials

4. Prior to commencement of above ground construction works, the following details and materials in relation to the new buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Samples and manufacturer's details of all materials to be used in the external surfaces of the new buildings, including: masonry, cladding, roofing material, cement panels and window frames.
 - b) Detailed drawings at a scale of 1:20 or 1:10 of: doors, windows, roller shutter doors, external stairs, walkways (including their columns, decks and balustrades), building corners, roof eaves, ridges and parapets.

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

details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity, consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Landscaping and tree planting

5. The identified areas for landscaping and tree planting as shown in drawing 4092_PL10C shall be landscaped/ planted accordingly in the first planting season after completion of the works hereby approved or before the completion of the works, with any plant(s) that dies, is removed or becomes damaged or diseased within a period of five years from planting, being replaced and maintained thereafter.

Reason: In order to maintain a suitable setting for this house and in the interests of visual amenity and preserving the character and appearance of the Conservation Area, consistent with Policies G7 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM34 of The Development Management DPD 2017.

Construction Logistics Plan and Construction and Environmental Management

6. Notwithstanding the details submitted with the application, a final Construction Logistics Plan and Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall include details and arrangements regarding:
 - a) A programme of works (including measures for traffic management);
 - b) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period;
 - c) Details regarding the planned demolition and construction vehicle routes and access to the site;
 - d) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance;
 - e) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - f) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday only, and not at all on Saturdays, Sundays or Bank Holidays.)
 - g) Details of any proposed external illumination and/or floodlighting during construction;
 - h) Details of measures taken to prevent noise disturbance to surrounding residents;
 - i) Details addressing environmental and amenity impacts (including (but not limited

- to) noise, air quality, smoke and odour, vibration)
- j) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and
- k) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.
- l) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register <https://nrmm.london/user-nrmm/register> prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIA equipment is not available. All NRMM 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.

The approved details shall thereafter be implemented accordingly and retained during the demolition and construction period.

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

Contamination

7. Before development commences other than for investigative work:
 - a. Using the information already submitted in the Phase II Ground Investigation Report (reference R-GI-23675-01-02, Revision 02, prepared by JPP Geotechnical & Environmental Ltd, dated: December 2021), chemical analyses on samples of the near surface soil, in order to determine whether any contaminants are present in the un-investigated part of the site and to provide an assessment of classification for waste disposal purposes, shall be conducted. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary.
 - b. Prior to the remediation being carried out on site, the risk assessment and refined Conceptual Model, along with the site investigation report, shall be submitted to and approved in writing by the Local Planning Authority.
 - c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
 - d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

Unexpected Contamination

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

Energy Report

9. The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement prepared by Focus-Consultants (dated August 23 REV 2) delivering a minimum 111% improvement on carbon emissions over 2021 Building Regulations Part L, based on an 15% reduction at the 'Be Lean' stage and a further 93% through the implementation of 29.35 kWp of PV.

Prior to above ground construction further details of the PV arrays shall be submitted to and approved by the Local Planning Authority, to include detail such as:

- a. 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)
- b. Specification of any additional equipment installed to reduce carbon emissions.

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.

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, and Local Plan Policy SP4 and DM22.

BREEAM Certificate

10. Prior to commencement of development, a design stage accreditation certificate(s) for every type of non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent". This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, S13 and S14 of the London Plan 2021 and Policy SP4 of the Haringey Local Plan 2017

Cycle Parking

11. Prior to the first occupation of the development, details of the location and type of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development and existing Florentia Clothing Village, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

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

Internal Route Safety Measures

12. Prior to first occupation of the development, full details of the safety measures in place within the site to limit the possibility of conflict between vehicles and pedestrians shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- a) the location and appearance of painted pedestrian routes;
 - b) the location and type of speed limit signage; and
 - c) any other safety measures.

These measures shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe development and to reduce the risk of a conflict between vehicles and pedestrians.

INFORMATIVE: Land Ownership

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

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays or Bank Holidays.

INFORMATIVE: Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable addresses.

INFORMATIVE: Asbestos

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.

INFORMATIVE : Signage & Advertisement Consent

The Applicant is advised that deemed consent for any business related signage applies for signs up to 0.3sqm. Any larger signage will require advertisement consent. This is in accordance with section 2 (b) of the Town and Country Planning Act (Control of Advertisements) Regulations 2007.

INFORMATIVE: Thames Water

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Designing Out Crime Officer

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.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £3,740.58 (54sqm x 69.27) and the Haringey CIL charge will be £0 as the use is subject to a Nil Rate. This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- 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.