

Montagu Evans
70 St Mary Axe
London EC3A 8BE

19 April 2024

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

Case Reference	HGY/2023/1043
Location	Civic Centre, High Road, Wood Green, London, N22 8ZW
Proposal	Redevelopment of the existing rear car park for the erection of a three storey building (plus roof enclosure) comprising of Class E floorspace; 2 x two storey links; creation of central courtyard; parking and landscaping; and refurbishment and external alterations of the existing Civic Centre and offices, including alterations to entrance facade and fenestration; and associated works for the continuation of mixed civic (Class F1) and office (Class E) uses
Received	17 April 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 McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (38)

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

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

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission:

HCC-HBA-ZZ-RF-DR-A-008001 Site Location Plan P1
HCC-HBA-ZZ-RF-DR-A-008002 Site Block Plan P1
HCC-HBA-CC-B1-DR-A-008100 Level B1 - Existing GA Plan P1
HCC-HBA-CC-00-DR-A-008101 Level 00 - Existing GA Plan P1
HCC-HBA-CC-01-DR-A-008102 Level 01 - Existing GA Plan P1
HCC-HBA-CC-02-DR-A-008103 Level 02 - Existing GA Plan P1
HCC-HBA-CC-03-DR-A-008104 Level 03 - Existing GA Plan P1
HCC-HBA-CC-04-DR-A-008105 Level 04 - Existing GA Plan P1
HCC-HBA-CC-ZZ-DR-A-008200 Existing East Elevation P2
HCC-HBA-CC-ZZ-DR-A-008201 Existing North Elevation P2
HCC-HBA-CC-ZZ-DR-A-008202 Existing West Elevation P2
HCC-HBA-CC-ZZ-DR-A-008203 Existing South Elevation P2
HCC-HBA-CC-ZZ-DR-A-008300 Existing Sections P2
HCC-HBA-CC-B1-DR-A-008150 Level B1 - Proposed Strip Out Plan P1
HCC-HBA-CC-00-DR-A-008151 Level 00 - Proposed Strip Out Plan P1
HCC-HBA-CC-01-DR-A-008152 Level 01 - Proposed Strip Out Plan P1
HCC-HBA-CC-02-DR-A-008153 Level 02 - Proposed Strip Out Plan P1
HCC-HBA-CC-03-DR-A-008154 Level 03 - Proposed Strip Out Plan P1
HCC-HBA-CC-04-DR-A-008155 Level 04 - Proposed Strip Out Plan P1
HCC-HBA-CC-ZZ-DR-A-008250 East Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008251 North Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008252 West Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008253 South Elevation - Proposed Strip Out P1
HCC-HBA-CC-ZZ-DR-A-008350 Sections / Internal Elevations - Proposed Strip Out P1
HCC-HBA-ZZ-B1-DR-A-208100 Level B1 - Proposed GA Plan P1
HCC-HBA-ZZ-00-DR-A-208101 Level 00 - Proposed GA Plan P1
HCC-HBA-ZZ-01-DR-A-208102 Level 01 - Proposed GA Plan P1
HCC-HBA-ZZ-02-DR-A-208103 Level 02 - Proposed GA Plan P1
HCC-HBA-ZZ-03-DR-A-208104 Level 03 - Proposed GA Plan P1
HCC-HBA-ZZ-04-DR-A-208105 Level 04 - Proposed GA Plan P1
HCC-HBA-ZZ-ZZ-DR-A-208200 Proposed East Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208201 Proposed North Elevation P2

HCC-HBA-ZZ-ZZ-DR-A-208202 Proposed West Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208203 Proposed South Elevation P2
HCC-HBA-ZZ-ZZ-DR-A-208204 Proposed East Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208205 Proposed North Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208206 Proposed West Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208207 Proposed South Courtyard Elevation P1
HCC-HBA-ZZ-ZZ-DR-A-208208 Proposed Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208209 Proposed Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208210 Proposed Courtyard Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208211 Proposed Courtyard Context Elevations P1
HCC-HBA-ZZ-ZZ-DR-A-208300 Proposed Section AA P2
HCC-HBA-ZZ-ZZ-DR-A-208301 Proposed Section BB P1
HCC-HBA-AB-ZZ-DR-A-21830 External Wall Assembly Section -AB - North Elevation P1
HCC-HBA-AB-ZZ-DR-A-218301 External Wall Assembly Section -AB - East Elevation P1
HCC-HBA-AB-ZZ-DR-A-218302 External Wall Assembly Section -AB - West Elevation P1
HCC-HBA-AB-ZZ-DR-A-218303 External Wall Assembly Section -AB - South Elevation P1
HCC-HBA-AB-ZZ-DR-A-218304 External Wall Assembly Section -AB - Picture Window P1
HCC-HBA-AB-ZZ-DR-A-218310 External Wall Assembly Section -AB - East Linkblock P1
HCC-HBA-AB-ZZ-DR-A-218311 External Wall Assembly Section -AB - West Linkblock P1
HCC-HBA-AB-ZZ-DR-A-218401 External Wall Details - AB - Typical Facade Detail - Plant Screen P1
HCC-HBA-CC-ZZ-DR-A-218050 External Wall Types - CC – Brickwork Enhancement P1
HCC-HBA-CC-ZZ-DR-A-218051 External Wall Types - CC – Precast Concrete P1
HCC-HBA-CC-ZZ-DR-A-218052 External Wall Types - CC -Miscellaneous Enhancement P1
HCC-HBA-CC-ZZ-DR-A-218210 External Wall Scoping Elevations- CC - Brickwork - Sheet 01 P1
HCC-HBA-CC-ZZ-DR-A-218211 External Wall Scoping Elevations- CC - Brickwork - Sheet 02 P1
HCC-HBA-CC-ZZ-DR-A-218212 External Wall Scoping Elevations- CC - Concrete & Render -Sheet 01 P1
HCC-HBA-CC-ZZ-DR-A-218213 External Wall Scoping Elevations- CC - Concrete & Render -Sheet 02 P1
HCC-HBA-CC-ZZ-DR-A-218350 External Wall Bay Studies - CC -North Wing - East Elevation P8
HCC-HBA-CC-ZZ-DR-A-218351 External Wall Bay Studies - CC -North Wing - West Elevation P7
HCC-HBA-CC-ZZ-DR-A-218352 External Wall Bay Studies - CC -South Elevation P7
HCC-HBA-CC-ZZ-DR-A-218353 External Wall Bay Studies - CC -West Wing

- South Elevations P6
HCC-HBA-CC-ZZ-DR-A-218354 External Wall Bay Studies - CC - L03 - East
& West Elevations P6
HCC-HBA-CC-ZZ-DR-A-218355 External Wall Bay Studies - CC - North
Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218356 External Wall Bay Studies - CC - Stair Core
- West Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218357 External Wall Bay Studies - CC - South
Wing - East Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218358 External Wall Bay Studies - CC - South
Wing - West Elevation P4;
HCC-HBA-CC-ZZ-DR-A-218359 External Wall Bay Studies - CC - West
Wing - North Elevation P5;
HCC-HBA-CC-ZZ-DR-A-218360 External Wall Bay Studies - CC - West
Wing - West Elevation P5;
HCC-HBA-CC-00-DR-A-248100 Level 00 - Stairs & Ramps Civic Centre
repair plan P1
HCC-HBA-CC-01-DR-A-248101 Level 01 - Stairs & Ramps Civic Centre
repair plan P1
HCC-HBA-CC-02-DR-A-248102 Level 02 - Stairs & Ramps Civic Centre
repair plan P1
HCC-HBA-CC-03-DR-A-248103 Level 03 - Stairs & Ramps Civic Centre
repair plan P1
HCC-HBA-ZZ-RF-DR-A-278106 RF Level - Civic Centre Roof Scoping Plan
P1
HCC-HBA-CC-00-DR-A-348100 Level 00 - Balustrading Civic Centre repair
plan P1
HCC-HBA-CC-01-DR-A-348101 Level 01 - Balustrading Civic Centre repair
Plan P1
HCC-HBA-CC-02-DR-A-348102 Level 02 - Balustrading Civic Centre repair
Plan P1
HCC-HBA-CC-03-DR-A-348103 Level 03 - Balustrading Civic Centre repair
Plan P1
Civic Centre
HCC-HBA-CC-B1-DR-A-358099 Level B1 - Basement Ceiling Finishes Plan
P1
HCC-HBA-CC-00-DR-A-358100 Level 00 - Ground Floor Ceiling Finishes
Plan P2
HCC-HBA-CC-01-DR-A-358101 Level 01 - Ground Floor Ceiling Finishes
Plan P2
HCC-HBA-CC-02-DR-A-358102 Level 02 - Ground Floor Ceiling Finishes
Plan P2
HCC-HBA-CC-03-DR-A-358103 Level 03 - Ground Floor Ceiling Finishes
Plan P2
HCC-HBA-CC-ZZ-DR-A-358400 North wing incl. meeting room - Typical
RCP + detail P1
Civic Centre
HCC-HBA-CC-B1-DR-A-428099 Level B1 - Basement Floor Internal Wall
Finishes Plan P1

HCC-HBA-CC-00-DR-A-428100 Level 00 - Ground Floor Internal Wall
Finishes Plan P1
HCC-HBA-CC-01-DR-A-428101 Level 01 - First Floor Internal Wall Finishes
Plan P1
HCC-HBA-CC-02-DR-A-428102 Level 02 - Second Floor Internal Wall
Finishes Plan P1
HCC-HBA-CC-03-DR-A-428103 Level 03 - Third Floor Internal Wall Finishes
Plan P1
HCC-HBA-CC-B1-DR-A-438099 Level B1 - Basement Floor Finishes Plan
P1
HCC-HBA-CC-00-DR-A-438100 Level 00 - Ground Floor Finishes Plan P1
HCC-HBA-CC-01-DR-A-438101 Level 01 - First Floor Finishes Plan P1
HCC-HBA-CC-02-DR-A-438102 Level 02 - Second Floor Finishes Plan P1
HCC-HBA-CC-03-DR-A-438103 Level 03 - Third Floor Finishes Plan P1
HCC-HBA-CC-00-DR-A-778506 Room Data Sheet - Typical North Wing
Meeting Room P1
HCC-HBA-CC-01-DR-A-778507 Room Data Sheet - Committee Room 1&2
P1
HCC-HBA-CC-00-DR-A-778508 Room Data Sheet - Large Room of the
Registrars P1
HCC-HBA-CC-00-DR-A-778509 Room Data Sheet - Lobby / Reception Area
P1
HCC-HBA-CC-01-DR-A-778510 Room Data Sheet - Council Chamber P1

Documents:

Design and Access Statement (DAS)-August 2023
Landscape Strategy / Urban Greening Statement (within DAS)-April 2023
Flood Risk Assessment-April 2023
Sustainable Drainage Strategy-April 2023
Arboricultural Impact Assessment-April 2023
Tree Protection Plan-April 2023
Planning Statement-April 2023
Heritage Statement-April 2023
Façade Condition Survey-April 2023
Sample Petrographic Analysis-April 2023
Townscape and Visual Impact Assessment -April 2023
Ecology BREEAM Assessment-April 2023
Bat Survey-April 2023
Biodiversity Impact Assessment-April 2023
Ecology BREEAM Assessment-April 2023
Energy Statement- September 2023, Rev P03
Sustainability Strategy and BREEAM Assessment-April 2023
Thermal Comfort Report - September 2023, Rev P01
Transport Assessment -April 2023
Transport Addendum – 9 August 2023
Draft Travel Plan-April 2023
Air Quality Assessment-April 2023
Noise Impact Assessment -April 2023
Generic Quantitative Risk Assessment - 0044501-BHE-XX-XX-RP-YG-0003

- 10 March 2023 – P01
Sunlight / Daylight Assessment - April 2023
Crime Prevention Statement - April 2023
Waste Management Plan - April 2023
Lighting Assessment - April 2023
Statement of Community Involvement - April 2023
Fire Strategy - HCC-BHE-XX-XX-RP-YF-000001- 3 March 2023 – Rev P05
Typical Details Schedule - July 2023
Supplementary Planning Info - HCC-HBA-XX-XX-RP-A-081001
Barrier and Bollard Location Plan -HCC-CTF-ZZ-00-DR-L-100011 S4 P1
Furniture Comparison Plan-HCC-CTF-ZZ-00-DR-L-100011 S4 P2
Existing and Proposed Trees -556-CTF-ZZ-ZZ-DR-L-500007 S4 P1
Site Planting Plan -556-CTF-ZZ-ZZ-DR-L-500000 S4 P1
PAYE Letter - DM/23007/001
External Wall Bay Studies – CC – South Wing – West Elevation – HCC-
HBA-CC-ZZ-DR-A-218358 P1
Heritage Joinery Modifications - Typical North Wing Meeting Room - HCC-
HBA-CC-ZZ-DR-A-728032 P1
External Wall Bay Studies – CC – South Elevation - HCC-HBA-CC-ZZ-DR-
A-218352 P1
Access Statement – 0044501- 14 August 2023 Revision P01
ASWS Report – 23 August 2023
ASWS Window Condition Survey – 23 August 2023
Supplementary Planning Information HCC-HBA-XX-XX-RP-A-081001 – 11
July 2023

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

- 3** (a) Prior to the commencement of buildings works above grade, detailed of all proposed external materials and elevational details for the Building 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, curtain walling and parapets to roofs;
- (b) Thereafter the development shall be carried out in accordance with the approved details and materials.

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, DM3 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London

Plan 2021.

- 4 Commencement of use of the Trinity Building extension hereby approved shall not take place until the listed building works approved under HGY/2023/1044 have been substantially completed.

Reason: To ensure long term future of the listed building in accordance with Policy SP12 of Haringey's Local Plan Strategic Policies 2017, Policy DM6 of the Development Management Development Plan Document 2017 and Policy HC1 of the London Plan 2021.

- 5 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.

- 6 Notwithstanding the provisions of the Fire Strategy (HCC-BHE-XX-XX-RP-YF-000001_Revision P05) prepared by Buro Happold dated 03 March 2023 the proposed development shall 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. Detail of compliance and Building Control approval shall be submitted to the Local Planning Authority prior to occupation.

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

- 7 (a) Prior to the commencement of the development above ground level full details of both hard and soft landscape works that shall achieve an urban greening factor of 0.3 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:
- (i) Hard surfacing materials;
 - (ii) Play areas and equipment;
 - (iii) Boundary treatments and balustrade railing details;
 - (iv) Any relevant SuDs features (as identified in the Drainage Strategy (HCC-BHE-XX-XX-RP-C-000001 Rev P02, dated 15 March 2023));

- (v) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
- (vi) Minor artefacts/structures (e.g. planting beds, furniture, refuse or other storage units, signs, bollards, lighting columns, barriers, CCTV, art installation infrastructure; etc.);
- (vii) 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:

- (viii) 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;
- (ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- (x) Implementation and aftercare management programmes.

(b) The external landscaping and SUDS features shall be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

(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, children's play opportunities, biodiversity enhancement and boundary treatments.

- 8** Notwithstanding the documents hereby approved and prior to the commencement of any landscaping, an art installation strategy shall be submitted to and approved in writing by the Local planning Authority in writing, detailing a design code, size, siting and rationale for art installations and all future installations shall comply with the strategy unless otherwise agreed in writing by the Local Planning Authority.

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, DM3 and DM9 of the Development Management Development Plan Document 2017, Policies D4 and HC1 of the London Plan 2021.

- 9** 9. Prior to the first occupation of the development hereby approved details of the proposed community and civic uses within the site and details of how this will be managed and publicised, shall be submitted to and approved in writing by the Local planning Authority and will operate in accordance with this agreement.

Reason: To ensure that community use to the site is retained and managed in a suitable manner.

- 10** 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 and Policy SP13 of Haringey's Local Plan Strategic Policies 2017.

- 11** 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.

- 12** (a) Prior to occupation of the approved building, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain of at least 10%, plans showing the proposed location of ecological enhancement measures (including 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) Development shall accord with the details as approved and 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) and DM21 of the Development Management Development Plan Document 2017.

- 13** (a) Prior to the above ground commencement of development, details of the living roofs be submitted to and approved in writing by the Local Planning Authority. The living roofs 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 roofs 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;
 - ix) Analysis on which remaining roof spaces can be used as blue roofs, living roofs and/or incorporate low-albedo materials/finishes to reduce the surface temperatures; including justification why these are not being

delivered.

(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 London Plan (2021) Policies and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 14** Notwithstanding the Sustainability and Energy Statement (dated 8 March 2023), prepared by Buro Happold a revised Energy Statement will be required prior to commencement of above ground works on site that will comply with the GLA Energy Assessment Guidance.

This strategy should deliver a minimum site-wide carbon emission reduction of 53% from a Building Regulations 2021 Part L compliant building. The revised strategy shall include but is not limited to:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy for both the Civic Centre and new build Annexe buildings;
- A minimum 141.7 kWp solar photovoltaic array and how the energy will be used on-site before exporting to the grid, demonstrating how roof space has been maximised;
- Evidenced effort to reduce the Energy Use Intensity and Space Heating Demand to the GLA targets, limiting the Civic Centre heating demand to a maximum of 35 kWh/m²/year;
- Detailed BRUKL calculations, demonstrating how it will aim to exceed the 15% improvement on Building Regulations under Be Lean;
- Re-do the Be Clean and Green calculations to comply with the GLA Energy Assessment Guidance;
- Calculations showing how thermal bridging will be reduced in the new build;
- Confirmation of the heating and ventilation strategies and how their efficiencies have been maximised;
- Specification and location of the proposed air source heat pump, water source heat pump, and hot water storage, their seasonal coefficient of performance, seasonal performance factor for heating, seasonal energy efficiency ratio for cooling, with plans showing the pipework and layout, demonstrating how pipework heat losses have been reduced and cooling requirements are taken from the coolest place;

- Details of a zonal-based strategy that allows occupants to work at different comfort temperatures.

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.

- 15** Prior to commencement of above ground works a retrofit strategy detailing how the insulation will be installed to avoid damage to the fabric of the listed building, proposed monitoring arrangement shall be submitted and approved by the Local Planning Authority and all works will be required to conform with this strategy.

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 and DM49 of the Development Management Development Plan Document 2017.

- 16** Prior to the commencement of above ground works a plan for future connection to the local Decentralised Energy Network (DEN) shall be submitted to and approved by the Local Planning Authority, detailing how the site will connect to the future DEN, siting of proposed infrastructure on plans and connections from the plant room to the edge of the site. This shall not be limited to:

- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);
- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
- A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- Details of the route for the primary pipework from the energy centre to a

point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;

- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- Details of a future pipework route from the temporary boiler location to the plant room.

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

- 17 (a) Prior to the commencement of the proposed use, an revised Overheating Report shall be submitted to and approved by the Local Planning Authority only if that space is to be occupied in accordance with the NCM Activity Database and will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

(b) 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:

- i. The proposed occupancy profiles and heat gains in line with CIBSE TM52.
- ii. The modelled mitigation measures, starting with a baseline scenario without active measures, then incorporating mitigation measures in line with the Cooling Hierarchy and prioritising external blinds/shutters over internal blinds, and which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.
- iii. 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.
- iv. 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),

Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

- 18** a) Prior to commencement on site, a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Excellent" outcome (or equivalent). This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.
- b) Within 6 months of commencement on site, the Design Stage Accreditation Certificate must be submitted. 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.
- c) Prior to occupation, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved a BREEAM "Excellent" outcome (or equivalent), subject to certification by BRE.
- d) Within 6 months of occupation, a Post-Construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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 our written approval with 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 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.

- 19** Notwithstanding the PV Arrays shown on the approved drawings a detailed strategy of PV arrays shall be submitted to and approved by the Local Planning Authority.

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

- 20** Prior to the commencement of above ground works, 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.

- 21** Prior to the first use of the buildings, '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.

- 22** No development shall commence other than investigative work until:

- a. A desktop study shall be carried out which shall 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.

- 23** (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.

- 24** (a) No development shall be occupied until a Car Parking Design and Management Plan (CPMP) has been submitted to and approved in writing by the Local Planning Authority and shall be retained as per these details thereafter, unless otherwise agreed in writing by the LPA.

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

- i. Review of access needs of staff to be moved to site and suitable parking arrangements provided prior to occupation.
- ii. Location and design of car parking spaces and quantum of blue badge spaces to be marked in accordance with the data derived in part (i) of this condition.
- iii. Initial provision of Electric Vehicle Charging Points (direct provision for 50% of spaces, with passive provision for the remaining 50%) and details of how further installation will be provided as required.
- iv. Allocation, management and enforcement of car parking spaces (prioritising blue badge holders, then other impaired staff, then others as part of a dynamic strategy to prioritise use and minimise redundancy of spaces).
- v. Allocation of spaces off-site in the other local car parks.
- vi. Restriction of on-street permits other than to those in category P1, as set out in the approved Transport Addendum, and how these will operate with regard to the 'Scholl Street' restrictions.
- vii. How out of office hours parking will be allocated and managed.

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

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

- 25** (a) Prior to commencement of use, details of cycle parking (136 long-stay and 34 short-stay) and provision for changing/locker space for future users have been 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.

- 26** Notwithstanding the approved drawings and prior to the commencement of external landscaping works a revised plan showing the siting of the proposed barriers and details of the operating mechanisms shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such unless agreed in writing by the LPA.

Reason: To ensure suitable access arrangement and dwell space provided for vehicles to maintain highway safety in accordance with Policy T4 of the London Plan (2021).

- 27** Prior to the of the use details of the approved waste and other stores shall be submitted and approved in writing by the Local planning Authority prior to the occupation of the use hereby permitted and retained thereafter.

Reason: In order to protect the amenities of the locality and visual amenity.

- 28** (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
 - ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - iii) a Dust Risk Assessment.

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

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

- 29** 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 that Phase of 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

- 30** 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 NOx and PM emissions.

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

- 31** (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) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling in each relevant Phase must be undertaken in accordance with the terms of the approved piling.

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.

- 32** No telecommunication equipment shall be placed on top of the roofs of the buildings unless approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 33** (a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.
- (b) Prior to the development being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance. A public display board shall also be installed in a prominent place to demonstrate to visitors and staff members how much energy has been generated and used on site.
- (c) 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 the office 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.
- (d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting

webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

- 34** Prior to the occupation of the development hereby approved, an assessment shall be submitted to and approved in writing by the Local planning Authority, which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

- a. explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;
- b. explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
- c. calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan;
- d. provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- e. such other information reasonably requested by the Council.

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

- 35** Prior to the commencement of above ground works of the proposed building, annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts shall be submitted

and approved in writing by the Local Planning Authority.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, and SI7 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 2017.

- 36** Prior to above ground construction of the new build, a Whole Life Carbon Assessment will be submitted demonstrating how the whole life cycle carbon emissions within the development have been minimised.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

- 37** Notwithstanding the drawings hereby approved and prior to the first occupation of the development, a statement and associated floor plans shall be submitted to and approved by the Local Planning Authority detailing how the development will ensure appropriate and reasonable provision of accessible facilities for all and details not limited to provision of wheelchair accessible facilities; baby changing facilities; suitable provision of specific male, female and gender neutral facilities; and any other relevant requirements of the Equalities Act 2010, or as subsequently amended. Such provision shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development remains inclusive for all in accordance with Policy GG1 of the London Plan 2021 and the Equalities Act 2010.

- 38** Notwithstanding the approved drawings hereby approved, details of a scheme for minimising overlooking (including openable mechanism and any obscure glazing) of the second floor windows of the southern elevation of the approved Trinity Building shall be submitted to and approved by the Local Planning Authority and shall be retained as such thereafter.

Reason: To protect the amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

Informatives:

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.

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL would be £358,749.33. There would be no Haringey CIL charge as office are subject to a Nil CIL rate. Collection 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.

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.

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.

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.

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.

Contact Details. Contact Thames Water

<https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk

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

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.

This planning permission must be read in conjunction with the Listed Building Consent (HGY/2023/1044).

As per the advice of QRP discussion, the applicant is advised to purchase trees at the earliest possible time for them to bed in in the landscaping strategy.

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.

- 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.