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15 May 2024

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

Case Reference	HGY/2023/3058
Location	Down Lane Recreation Ground, Park View Road, Tottenham, London, N17
Proposal	Phases 2a and 3 of the Down Lane Park Improvement Programme: demolition of former Park Pavilion and Park Depot Buildings (and associated structures), and basketball court to allow for construction of a new Community Hub Building and Community Garden, new basketball and netball courts, new children's play area, access routes, entrances and associated soft and hard landscaping.
Received	13 November 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
3862-LB-XX-XX-D-L-220002_C01.pdf	Landscaping details	13 November 2023
3862-LB-ZZ-00-D-A-110000-C01-Proposed Site Plan.pdf	Block plan of the site	13 November 2023
UTC-0705-AIA-Rev A_Part 1.pdf	Tree survey	13 November 2023
4_3862-DLP-Design and Access Statement_231110_FULL Pt 4 of 5.pdf	Design and access statement	13 November 2023
UTC-0705-AIA-Rev A_Part 3.pdf	Tree survey	13 November 2023
3862-LB-XX-XX-D-L-240002_C01.pdf	Landscaping details	13 November 2023
1_3862-DLP-Design and Access Statement_231110_FULL Pt 1 of 5.pdf	Design and access statement	13 November 2023
PEA.pdf	Other relevant information	13 November 2023
L001v1 Down Lane Cover Letter.pdf	Covering letter	13 November 2023
UGF Assessment 1 of 3.pdf	Other relevant information	13 November 2023

3862-LB-XX-XX-D-L-200001_C01.pdf	Layout Plan - Proposed	13 November 2023
23.11.03 - Down Lane Park FRA and DS Final versionPart-4.pdf	Flood risk assessment	13 November 2023
UGF Assessment 2 of 3.pdf	Other relevant information	13 November 2023
3862-LB-XX-XX-D-L-220001_C01.pdf	Landscaping details	13 November 2023
3862-LB-ZZ-01-D-A-120001-C01-Proposed Roof Plan.pdf	Roof Plan - Proposed	13 November 2023
3862-LB-ZZ-00-D-A-120000-C01-Proposed Ground Floor Plan.pdf	Floor plan	13 November 2023
Geo-Environmental Investigation Report Part 1 of 3.pdf	Land contamination assessment	13 November 2023
3862-LB-ZZ-XX-D-A-140000-C01-Proposed Sections.pdf	Section - Proposed	13 November 2023
R001v0 Planning Statement.pdf	Planning statement	13 November 2023
BNG Assessment 1 of 3.pdf	Biodiversity survey and report	13 November 2023
UGF Assessment 3 of 3.pdf	Other relevant information	13 November 2023
BNG Assessment 3 of 3.pdf	Biodiversity survey and report	13 November 2023
2297 - Down Lane Park Transport Statement 10.11.23 PO1Part-1.pdf	Transport assessment	13 November 2023
R000v1 Statement of Community Involvement.pdf	Statement of community involvement	13 November 2023
Geo-Environmental Investigation Report Part 2 of 3.pdf	Land contamination assessment	13 November 2023
23.11.03 - Down Lane Park FRA and DS Final versionPart-2.pdf	Flood risk assessment	13 November 2023
BNG Assessment 2 of 3.pdf	Biodiversity survey and report	13 November 2023
Overheating Risk Assessment Rev D.pdf	Other relevant information	13 November 2023
UTC-0705-AIA-Rev A_Part 2.pdf	Tree survey	13 November 2023
2297 - Down Lane Park Transport Statement 10.11.23 PO1Part-4.pdf	Transport assessment	13 November 2023
Geo-Environmental Investigation Report Part 3 of 3.pdf	Land contamination assessment	13 November 2023
3862-LB-XX-XX-D-L-210001_C01.pdf	Landscaping details	13 November 2023
3862-LB-XX-XX-D-L-210002_C01.pdf	Landscaping details	13 November 2023
3862-LB-ZZ-XX-D-A-130001-C01-Proposed East and West Elevations.pdf	Elevation (Side) - Proposed	13 November 2023
2_3862-DLP-Design and Access Statement_231110_FULL Pt 2 of 5.pdf	Design and access statement	13 November 2023
3_3862-DLP-Design and Access Statement_231110_FULL Pt 3 of 5.pdf	Design and access statement	13 November 2023
Energy Statement Rev D.pdf	Other relevant information	13 November 2023

3862-LB-ZZ-00-D-A-102000-C01-Existing Site and Demolition Plan.pdf	Additional plans	13 November 2023
3862-LB-ZZ-XX-D-A-130000-C01-Proposed North and South Elevations.pdf	Elevation (Front) - Proposed	13 November 2023
5_3862-DLP-Design and Access Statement_231110_FULL Pt 5 of 5.pdf	Design and access statement	13 November 2023
3862-LB-XX-XX-D-L-101000_C01.pdf	The location plan	13 November 2023
3862-LB-XX-XX-D-L-200002_C01.pdf	Layout Plan - Proposed	13 November 2023
3862-LB-XX-XX-D-L-240001_C01.pdf	Landscaping details	13 November 2023
Archaeological DBA.pdf	Other relevant information	13 November 2023
2297 - Down Lane Park Transport Statement 10.11.23 PO1Part-2.pdf	Transport assessment	13 November 2023
2023.04.18 JN1762 Letter Report.pdf	Other relevant information	13 November 2023
23.11.03 - Down Lane Park FRA and DS Final versionPart-1.pdf	Flood risk assessment	13 November 2023
23.11.03 - Down Lane Park FRA and DS Final versionPart-3.pdf	Flood risk assessment	13 November 2023
23.11.03 - Down Lane Park FRA and DS Final versionPart-5.pdf	Flood risk assessment	13 November 2023
2297 - Down Lane Park Transport Statement 10.11.23 PO1Part-3.pdf	Transport assessment	13 November 2023

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (25)

- 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3** Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - g) Any other external materials to be used,
- Shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4** Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in

writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
 - b) Means of enclosure;
 - c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
 - d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs etc.)
 - e) detailed management and maintenance plans; and
- Soft landscape works shall be supported by:
- f) Planting plans including an assessment of existing and proposed trees;
 - g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
 - h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- j) Any new trees and shrubs, including street trees, to be planted, together with a schedule of species (all existing trees to be removed shall be replaced);
- k) detailed final urban greening factor plan showing that a factor of greater than 0.4 has been achieved for the whole Park; and
- l) Boundary treatment and Access.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season available within programme, or at the latest the planting season following the occupation of the building. Any trees or plants, proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

The Management and Maintenance Plan for the Park shall be carried out in accordance with the Director of Environment and Neighbourhoods approved plan.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

5 The development hereby approved shall be constructed in accordance with

the Arboricultural Impact Assessment (AIA), Tree Survey, and Tree Protection Plan (TPP) prepared by Underhill Tree Consultancy, report reference UTC-0705-AIA Rev A dated 17th October 2023 and including the tree protection plans (TPP).

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.

- 6 Prior to completion of the development hereby approved details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

- 7 Prior to the completion of the development hereby approved, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the development has been designed to ensure the safety and security of the development. This should adhere to the practices and principle of Designing out Crime, achieving the highest Secure by Design standards, which are compatible with achieving Passivhaus accreditation. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 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.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from

previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 9 The applicant/developer is required to submit a Construction Logistics and Management Plan, prior to the commencement of development, and approved in writing by the local planning authority.

The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:

- a) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) The estimated number and type of vehicles per day/week;
- c) Estimates for the number and type of parking suspensions that will be required;
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway;
- e) The undertaking of a highway dilapidation survey before and after completion;
- f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard;
- g) The applicant will be required to contact LBH Highways to agree condition on surveys;
- h) Site logistics layout plan, including parking suspensions, turning movements, and closure of footways; and
- i) Swept path drawings.

Reason: to ensure that the impacts of the development proposal on the local highways network are minimised during construction, and to coordinate construction activities in key regeneration areas which will have increased construction activities.

- 10 The applicant will be required to provide a Car Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including the disabled bay and staff parking spaces will be allocated.

Reason: To ensure the development complies with the London Plan 2021 Policy T6.5 Non-residential disabled person parking and Haringey Development Policy DM32.

- 11 Prior to the occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the local planning authority. The DSP must be in place prior to occupation of the

development. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day. It should demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance.

The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually in line with the travel plan for a period of 3 unless otherwise agreed by the highway's authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020.

- 12** a. Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst;
- b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

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

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to

control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);

- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development shall be carried out in accordance with the approved details. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

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

13 Prior to the commencement of development above ground, full details of the

type and location of accessible, secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 12 long stay and 56 short stay cycle parking spaces for users of the development, with the long stay storage being separate from the short stay storage, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 14** Prior to the use of the site for the community use an Events Management Plan (EMP) shall be submitted in writing to and for approval the Local Planning Authority. The EMP shall include the following:
- a) hours of operation
 - b) maximum number of visitors
 - c) visitor management and dispersal
 - d) Car park management plan. The EMP shall be implemented as approved and maintained thereafter, unless agreed in writing by the Local Planning Authority.

Reason: in order to ensure the safety and movement of visitors and protect the amenity of surrounding residents.

- 15** A Noise Management Plan (NMP), setting out how noise levels from inside the premises and from the outdoor amenity area will be minimised /managed shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The NMP shall identify measures to reduce the impact of the noise on the amenity of neighbouring and surrounding residents. Noise management measures will need to include (but not limited to) how the outdoor areas will be used, management and supervision of the site, rules of use, the use of soft furnishings and the hours of operation of the community hall and ancillary outdoor space. The NMP shall be submitted to and approved prior to the commencement of the use to which this consent relates. The NMP shall be fully implemented and operated at all times in accordance with the approved details.

Reason: In order to safeguard the amenity of surrounding residents.

- 16** The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Energy Statement Rev D prepared by Etude (dated

September 2023) delivering a minimum 102% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 26.5 kWp solar photovoltaic (PV) array.

(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 7% reduction in SAP10.2 carbon factors, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pumps 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.

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 (2017) Policies SP4 and DM22.

- 17** The development hereby approved shall be constructed in accordance with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated

September 2023). Prior to occupation of the development, details of external/internal blinds to all habitable spaces must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, purge ventilation, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the RIBA Stage 3 Overheating Assessment Rev D prepared by (dated September 2023)

- Natural ventilation in Kitchen/Servery and Bookable kitchen
- Openable rooflights controlled by a manual electric opening system that closes when rain is detected.
- Natural ventilation along with VRF system with Fan Coil Units for community space, café, parts office and office meeting room.
- Glazing g-value of 0.5
- External walls 0.09 W/m2K
- Roof 0.09 W/m2K
- Ground Floor 0.075 W/m2K
- Windows 0.9 W/m2K, Windows frame 1.0 W/m2K, glass 0.6 W/m2K
- Doors <1.00 W/m2K

If the design of development 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 and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 18** Prior to above ground commencement of development, details of the sustainability statement shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The statement shall include:

- a) Urban greening and biodiversity enhancement measures;
- b) Details on electric vehicles charging points, cycle parking facilities;
- c) Details on how any demolition materials can be reused;
- d) Details on how surface water runoff will be reduced and overall

sustainable drainage strategy;

e) Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

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

- 19** Prior to the occupation of the development hereby approved, details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of the development has been submitted to and approved in writing by the Local Planning Authority and the approved facilities shall be retained in perpetuity.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 20** Prior to the commencement of construction works, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP) calculations.

Within one month of completion of the development, a Passivhaus Certificate will be submitted for approval demonstrating that the development meets the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reasons: 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 (2017) Policies SP4 and DM21.

- 21** Prior to the first occupation of the development hereby approved, an updated Fire Strategy Report shall be submitted to the Local Planning Authority for its written approval, including the following additional details: where fire and rescue service pumping appliances are to be sited; the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including provisions for the evacuation of mobility impaired users of the development and details of how the strategy would be communicated to these users; adequate firefighting water supply; how the FSR would be managed, updated and monitored as required.

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In line with Policy D12 of the London Plan 2021.

- 22** No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:
- a) A hydraulic calculations using XP Solutions Micro-Drainage software or similar approved. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results should be provided for critical storm durations of each element of the system, and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the QBAR rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall, and flooding only in safe areas for the 1% (1in100) plus climate change.
 - b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
 - c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.
 - d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

- 23** Prior to occupation of the development hereby approved, a detailed Management Maintenance Plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

- 24** The design and installation of Air Source Heat Pump hereby approved shall be such that, when in operation, the cumulative noise level arising from the

proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall not exceed the proposed level of 35dB. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: The level of noise from the air source heat pump is, so far as practicable kept to a minimum so as to minimize its effect on the amenity of the surrounding properties and general area. In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 25** Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the community hub building hereby approved shall be used as a community building with the following uses Class: E(a, b, c(iii), d, e, f), F1(a, b, c, d, e), F2, Sui Generis (growing nursery) and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

1. Informative: New Shopfront & Signs

A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

2. Informative: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

3. 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.

4. Informative: Mechanical Extract Ventilation

Any mechanical extract ventilation or other associated equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Council's Environmental Health Services (tel. 020 8489 1000) should be contacted on the detail of any such mechanical extract ventilation or equipment to be installed. Any new extraction/ventilation equipment requires planning permission. It is also pointed out that any changes to plant or equipment required to comply with other legislation may require further planning permission.

5. Informative: Food Safety and other requirements

The applicant is advised to contact the Council's Environmental Health Services (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

6. Informative: Proactive Engagement

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 pre-application advice service and published 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.

- 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.