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17 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/2023/2436
Location	Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ
Proposal	Variation of Condition 2 (Approved plans) of planning permission ref: HGY/2017/3020 (Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access. This application is accompanied by an Environmental Impact Assessment.)
	To change the tenure of the seven market residential units located in Block E2 to affordable housing and amend the affordable housing for Block E2 to include London Affordable Rent.
Received	11 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
CF-Affordable Social Rent homes		11 September 2023
CF S73 draft cover Letter		11 September 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (42)

1 Standard timeframe 3 years

The development hereby permitted shall begun not later than the expiration of 15/02/2022.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 15/02/2019 Haringey ref: HGY/2017/3020 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 Approved drawings and supporting documents

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

Site Wide Drawings:

Drawing No. PL003 Red Line Drawing
Drawing PL-A1-011 Rev A Proposed Roof Plan AOD Height Diagram Area 1
Drawing PL-A2-011 Rev_ Proposed Roof Plan AOD Height Diagram Area 2
Drawing PL-A1-010 Rev A Site Plan Area 1
Drawing PL-A2-010 Rev_ Site Plan Area 2

Demolition Drawings:

Drawing No. PL700 Rev A Demolition Plan PL701 Demolition Diagram

Existing Drawings:

Drawing No. PL-500 Existing Site Plan Diagram
Drawing No. PL-501 Building 1 Existing Plan
Drawing No. PL-502 Building 1 Existing Elevations
Drawing No. PL-503 Building 2 Existing Plan
Drawing No. PL-504 Building 2 Existing Elevations
Drawing No. PL-505 Building 3 Existing Plan
Drawing No. PL-506 Building 3 Existing Elevations
Drawing No. PL-507 Building 4 Existing Plans and Elevations
Drawing No. PL-508 Building 5 Existing Plan
Drawing No. PL5294-01 The Chocolate Factory Ground Floor Existing Layout (Building 6)
Drawing No. PL5294-02 The Chocolate Factory First Floor Existing Layout (Building 6)
Drawing No. PL5294-03 The Chocolate Factory Second Floor Existing Layout (Building 6)
Drawing No. PL5294-04 The Chocolate Factory Third Floor Existing Layout

(Building 6)

Drawing No. PL5294-05 The Chocolate Factory Fourth and Fifth Floor
Existing Layout (Building 6)

Drawing No. 0306 GA 020 Parma House As Built Ground Floor Plan
(Building 7)

Drawing No. 0306 GA 022 Parma House As Built Second Floor Plan
(Building 7)

Drawing No. 0306 GA 023 Parma House As Built Third Floor Plan (Building
7)

Drawing No. 0306 GA 031 Parma House As Built Elevations (Building 7)

Blocks A and F Plans:

Drawing No. PL-BA-BF-100_Rev E Proposed Ground Floor Plan Blocks A -
F

Drawing No. PL-BA-BF-101_Rev E Proposed First Floor Plan Blocks A - F

Drawing No. PL-BA-BF-102_Rev E Proposed Second Floor Plan Blocks A -
F

Drawing No. PL-BA-BF-103_Rev E Proposed Third Floor Plan Blocks A - F

Drawing No. PL-BA-BF-104_Rev E Proposed Fourth Floor Plan Blocks A -
F

Drawing No. PL-BA-BF-105_Rev E Proposed Fifth Floor Plan Blocks A - F

Drawing No. PL-BA-BF-106_Rev D Proposed Sixth Floor Plan Blocks A - F

Blocks A and F Elevations

Drawing No. PL-BA-200_Rev D Proposed East Elevation Block A

Drawing No. PL-BA-201_Rev F Proposed Elevations Block A South
Elevation

Drawing No. PL-BA-202_Rev E Proposed Elevations Block A West
Elevation

Drawing No. PL-BA-203_Rev F Proposed Elevations Block A North
Elevation

Drawing No. PL-BF-200_Rev C Proposed Elevations Block F East Elevation

Drawing No. PL-BF-201_Rev C Proposed Elevations Block F South
Elevation

Drawing No. PL-BF-202_Rev D Proposed Elevations Block F West
Elevation

Drawing No. PL-BF-203_Rev C Proposed Elevations Block F North
Elevation

Block B Plans:

Drawing No. PL-BB-099 Rev B Proposed Basement Plan Block B

Drawing No. PL-BB-100_Rev C Proposed Ground Floor Plan Block B

Drawing No. PL-BB-101_Rev C Proposed First Floor Plan Block B

Drawing No. PL-BB-102_Rev B Proposed Second Floor Plan Block B

Drawing No. PL-BB-103_Rev B Proposed Third Floor Plan Block B

Drawing No. PL-BB-104_Rev B Proposed Fourth Floor Plan Block B
Drawing No. PL-BB-105_Rev B Proposed Fifth Floor Plan Block B
Drawing No. PL-BB-106_Rev B Proposed Sixth Floor Plan Block B
Drawing No. PL-BB-107_Rev B Proposed Seventh Floor Plan Block B
Drawing No. PL-BB-108_Rev B Proposed Eighth Floor Plan Block B
Drawing No. PL-BB-109_Rev B Proposed Ninth Floor Plan Block B
Drawing No. PL-BB-110_Rev B Proposed Tenth Floor Plan Block B
Drawing No. PL-BB-111_Rev B Proposed Eleventh Floor Plan Block B
Drawing No. PL-BB-112_Rev B Proposed Twelfth Floor Plan Block B
Drawing No. PL-BB-113_Rev B Proposed Thirteenth Floor Plan Block B
Drawing No. PL-BB-114_Rev B Proposed Fourteenth Floor Plan Block B
Drawing No. PL-BB-115_Rev C Proposed Fifteenth Floor Plan Block B
Drawing No. PL-BB-116_Rev C Proposed Sixteenth Plan Block B
Drawing No. PL-BB-117_Rev B Proposed Seventeenth Floor Block B
Drawing No. PL-BB-118_Rev A Proposed Eighteenth Floor Block B

Block B Elevations:

Drawing No. PL-BB-200_Rev E Proposed Elevations Block B East Elevation
Drawing No. PL-BB-201_Rev E Proposed Elevations Block B South
Elevation
Drawing No. PL-BB-202_Rev E Proposed Elevations Block B West
Elevation
Drawing No. PL-BB-203_Rev E Proposed Elevations Block B North
Elevation

Block E1 Plans:

Drawing PL-BE1-100_Rev_ Proposed Plans Block E1 Ground Floor
Drawing PL-BE1-101_Rev_ Proposed Plans Block E1 First Floor
Drawing PL-BE1-102_Rev_ Proposed Plans Block E1 Second Floor
Drawing PL-BE1-103_Rev_ Proposed Plans Block E1 Third Floor
Drawing PL-BE1-104_Rev_ Proposed Plans Block E1 Fourth Floor
Drawing PL-BE1-105_Rev_ Proposed Plans Block E1 Fifth Floor
Drawing PL-BE1-106_Rev_ Proposed Plans Block E1 Sixth Floor
Drawing PL-BE1-107_Rev_ Proposed Plans Block E1 Seventh Floor

Block E1 Elevations:

Drawing No. PL-BE1-200_Rev Proposed Elevations Block E1 East Elevation
Drawing No. PL-BE1-201_Rev Proposed Elevations Block E1 South
Elevation
Drawing No. PL-BE1-202_Rev Proposed Elevations Block E1 North
Elevation

Block E2 and D Plans:

CFE2-DAR-XX-XX-DR-A-0010 Rev P1- _ Proposed Plans Blocks E2 – D

Ground Floor

CFE2-DAR-XX-XX-DR-A-0011 Rev P1 - Proposed Plans Blocks E2 – D

First Floor

CFE2-DAR-XX-XX-DR-A-0012 Rev P1 - _ Proposed Plans Blocks E2 – D

Second Floor

CFE2-DAR-XX-XX-DR-A-0013 Rev P1 - _ Proposed Plans Blocks E2 – D

Third Floor

CFE2-DAR-XX-XX-DR-A-0014 Rev P1 - Proposed Plans Blocks E2 – D

Fourth Floor

CFE2-DAR-XX-XX-DR-A-0015 Rev P1 - Proposed Plans Blocks E2 – D

Fifth Floor

CFE2-DAR-XX-XX-DR-A-0016 Rev P1 - _ Proposed Plans Blocks E2 – D

Sixth Floor

Block E2 and D Elevations:

Drawing No. PL-BE2-200_Rev Proposed Elevations Block E2 West
Elevation

Drawing No. PL-BE2-201_Rev Proposed Elevations Block E2 North
Elevation

Drawing No. PL-BE2-202_Rev Proposed Elevations Block E2 South
Elevation

Drawing No. PL-BD-200_Rev C Proposed Elevations Block D East Elevation

Drawing No. PL-BD-201_Rev C Proposed Elevations Block D South
Elevation

Drawing No. PL-BD-202_Rev D Proposed Elevations Block D West
Elevation

Drawing No. PL-BD-203_Rev C Proposed Elevations Block D North
Elevation

Landscape Drawings:

Drawing No. L33-01 Rev B Detailed Landscape Masterplan Sheet 1 of 5

Drawing No. L33-02 Rev B Detailed Landscape Masterplan Sheet 2 of 5

Drawing No. L33-03 Rev D Detailed Landscape Masterplan Sheet 3 of 5

Drawing No. L33-04 Rev B Detailed Landscape Masterplan Sheet 4 of 5

Drawing No. L33-06 Rev D Detailed Landscape Masterplan General
Arrangement

Supporting documents:

Planning Statement prepared by Barton Willmore and dated 10/17, Existing
Floorspace Schedule, Aboricultural Impact Assessment Report prepared by
Sharon Hosegood Associates and dated 09/17, Phase 1 Environmental
Desk Study prepared by Furness Partnership and dated 10/17, Structural
Engineer's Stage 2 Report made by Furness Partnership and dated 10/17,
and Environmental Statement (Volume 1 – 4 inclusive) prepared by Barton
Willmore and dated 10/17 received 20/10/17, Flood Risk Assessment

prepared by Furness Partnership and dated 02/18, Block B Residential Acc. Schedule Rev J, Energy Statement prepared by Etude and dated 02/18, Sustainability Statement prepared by Etude and dated 02/18, Utilities Statement prepared by Furness Green Partnership and dated 02/18, Statement of Community Involvement prepared by Meeting Place Communications and dated 02/18, and Environmental Statement Addendum prepared by Barton Willmore and dated 02/18 received 21/02/18, Wind Microclimate Statement of Conformity prepared by RWDI and dated 02/18 and letter correspondence from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore and dated 16/02/18 re. Daylight and sunlight amenity Coburg notional scheme received 22/02/18, Evaluate Infographic CL13351 prepared by Lichfields and dated 02/18, Block D Residential Acc. Schedule Rev J, Design and Access Statement Addendum 002.2 prepared by Barton Willmore and dated 02/18, received 02/03/18, RWDI response to the Wind Microclimate Review dated 09/03/18, RWDI Chocolate Factory – Wind Microclimate Statement of Conformity dated 13/03/18 and letter from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore dated 15/03/18 received 15/03/18, and WG042 Chocolate Factory Methodology prepared by Hayes Davidson and dated March 2018 and WG044 Final images prepared by Hayes Davidson and dated March 2018 and received 19/03/18. Etude Letter dated 9th July 2018.

Accommodation and Areas Schedule Block E1 Residential Rev A (01.03.21), Accommodation and Areas Schedule Block E2 Residential Rev A (01.03.21), Accommodation and Areas Schedule Residential Summary Rev M (01.03.21), Addendum Design and Access Statement March 2021, Transport Phasing Strategy February 2021, prepared by Steer, Etude letter dated 28 October 2020 on energy strategy and Addendum Planning Statement March 2021, prepared by Barton Willmore LLP submitted 1st March 2021.

Accommodation and Areas Schedule Commercial Rev J (19.05.22), Non-residential Floorspace Schedule Rev E, Addendum Design and Access Statement July 2022 prepared by Barton Willmore, now Stantec and Highways Note dated 12 July 2022 prepared by Steer submitted July 2022.

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

3 Minimum B1 Business floorspace

(a) The development hereby approved falling within Area 1 as defined by Drawing PL-A1-010 Rev A Site Plan Area 1 shall include no less than 8,669 sq.m. falling within the Use Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended) at any one time.

(b) The development hereby approved falling within Area 2 as defined by Drawing PL-A2-010 Rev_ Site Plan Area 2 shall include no less than 926

sq.m. falling within the Use Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended) at any one time.

Reason: In order to ensure the maximum floorspace is to be used for business purposes in accordance with Local Plan SP8 and Development Management DPD DM 38.

4 Use Class restrictions

No floor space hereby permitted as falling within the D1 Use Class (Non-residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be used as a place of worship.

Reason: To ensure that the traffic and parking demand generated by the development proposal will not adversely impact on the local highways network.

5 Use hours

The units hereby approved falling within the A1, A3, D1 or D2 Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be open only between 0800h and 2400h on any day of the week, other than for uses within Use Class B1(a) which may operate over 24 hours.

Reason: In order to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

6 Materials to be approved

Samples of materials to be used for the external surfaces of Blocks B, D, E1, E2 and F shall be submitted to, and approved in writing by, the Local Planning Authority before above ground works have commenced for each block. Samples should include external wall samples, parapet details, depth of window reveals, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions. The development shall be implemented in accordance with 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

7 Chocolate Factory materials to be approved

Samples of materials to be used for the external surfaces of Block A Chocolate Factory shall be submitted to, and approved in writing by, the Local Planning Authority before any works of demolition of the Chocolate Factory. Samples should include external wall samples, parapet details, depth of window reveals, balcony balustrades, and a roofing material sample combined with a schedule of the exact product references and large scale details of key building junctions. The development shall be implemented in accordance with 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

8 Electric charging facilities

The proposed car parking spaces to be approved pursuant to Condition 15 must include provision for electric charging facility in line with the London Plan; 20% active and 20% passive provision for future conversion. The car parking spaces, once implemented, are to be retained thereafter.

Reason: To provide residential charging facilities for electric vehicles and to promote travel by sustainable modes of transport consistent with Policy 6.13 of the London Plan.

9 Delivery, Servicing Plan and Waste Management Plan

Prior to occupation of Block A, B, D, E1, E2 and F a Delivery and Servicing Plan (DSP) for that block shall be submitted for the local authority's approval in writing. The DSP (which can include temporary arrangements) must be in place prior to occupation of the Block. The DSP must also include a waste management plan which includes details of how refuse is to be collected. 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 and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

10 Network Rail

Prior to the commencement of the above ground works for the development hereby approved, a Glare Study shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Network Rail, to confirm that instances of glare / reflection from the glass of the tall buildings is suitably managed to ensure there is no risk to driver operations. The development shall be implemented in accordance with approved details.

Reason: In order to ensure the safe operation of the railway and to comply with Policy DM1 of the Development Management DPD 2017.

11 External Lighting

No external illumination of Block A, B, D, E1, E2 or F shall take place other than in accordance with a detailed lighting scheme for that block which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of that block hereby approved.

Reason: To ensure that any external lighting has regard to the visual amenity, biodiversity concerns of the area, Network Rail tack safety and amenities of surrounding properties.

12 Crossrail 2 operations protection

Prior to commencement of Block A, B, D, E1, E2 and F (other than demolition site clearance and site investigations), detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations associated with that block shall be submitted to and approved in writing by the Local Planning Authority which:

- Accommodate the proposed location of the Crossrail 2 structures including temporary works
- Accommodate ground movement arising from the construction thereof,
- Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

No change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: In order to ensure the safe operation of the Crossrail 2 development and the protection of Crossrail 2's infrastructure.

13 Piling method statement

No impact piling to Block A, B, D, E1, E2 and F shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

14 Construction hours

The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of the Development Management DPD 2017.

15 Hard/soft landscaping

Prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas, 'Chocolate Yard', vacant space behind Block B, courtyard amenity space of Block E and roof top gardens of Block D and Block E 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:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Car parking layouts;
- d) Other vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and

h) Measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

- i) Planting plans;
- j) Written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- l) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- m) Those existing trees to be retained;
- n) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- o) Those new trees and shrubs to be planted together with a schedule of species;
- p) Green/podium roof details including details on substrate depth;
- q) Use of deep green roof substrate rather than Sedum mat roof unless justification is provide; and
- r) Communal planting within courtyard and roof top gardens.

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

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

16 Sustainable drainage details

Prior to commencement of Block A, B, D, E1, E2 and F (other than site investigations, demolition and site clearance) hereby approved, amended pro-forma (with resulting coefficient value (CV) value of 1) and micro drainage calculations (accounting for the CV change and using FEH methodology) for that block shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Local Plan 2017.

17 Drainage Management Maintenance Schedule

Prior to occupation of Block A, B, D, E1, E2 and F hereby approved, a Management Maintenance Schedule outlining who will be responsible for the maintenance of the pumps and tanks serving that block for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Local Plan 2017.

18 Combustion and Energy Plan

Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To protect local air quality in accordance with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

19 Contaminated land 1

Before development commences Block A, B, D, E1, E2 or F other than for demolition and investigative work:

a. Utilising the information from the Phase 1 Environmental Desk Study (and Pollution Officer comments provided) a diagrammatical representation (Conceptual Model) for the that block of all potential contaminant sources, pathways and receptors shall be produced and a Phase II site investigation shall be carried out. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on that part of the site. The 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.

The risk assessment and refined Conceptual Model shall be submitted,

along with the site investigation report, to the Local Planning Authority for written approval.

b. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on that part of the site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2016 and Policy DM23 of The Development Management DPD 2017.

20 Contaminated land 2

Where remediation of contamination is required for Block A, B, D, E1, E2 or F, 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 that block is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

21 Management and control of dust

No works, other than contaminated land investigation works pursuant to Condition 19, shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG 'Control of Dust and Emissions during Construction and Demolition' and shall also include a Dust Risk Assessment.

Reason: To comply with Policy 7.14 of the London Plan.

22 Non-road mobile machinery

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM emissions, be of net power between 37kW and 560 kW and be registered at <http://nrmm.london/>. Proof of registration shall be

submitted to the local planning authority prior to the commencement of works to the relevant block.

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers during construction hours until the completion of the development.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

23 Non-road mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

24 Decommissioning of abstraction wells

Prior to commencement of the development hereby approved, a scheme for decommissioning the abstraction well(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how these redundant boreholes are to be decommissioned.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Policy DM1 of The Development Management DPD 2017.

25 Secured by Design certification

The development hereby approved shall be designed to Secured by Design compliance. Prior to occupation of block A, B, D, E1, E2 or F, confirmation of the final certification for that block shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets Police standards

for the physical protection of the building and its occupants, and to comply with Policy SP11 of the Local Plan 2017 and Policy DM2 of the Development Management DPD 2017.

26 Internal noise levels

Internal Noise Levels within Residential Units shall not exceed the following maximum noise levels (in accordance with BS8233:2014):

Time	Area	Maximum Noise Level
Daytime Noise (7am – 11pm)	Living rooms and Bedrooms	35dB(A)
Night Time Noise (11pm - 7am)	Bedrooms	30dB(A)

No individual noise events shall exceed 45dB LAmax (measured with F time weighting) in bedrooms between 2300hrs and 0700hrs.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

27 Residential amenity noise levels

The development hereby permitted shall be carried out in accordance with the noise mitigation measures set out in Chapter 14 of the Environmental Statement Addendum dated 02/18, with solid glass balustrades to the balconies serving first floor residential units to Block E2. All details shall be implemented prior to occupation of the residential units identified, and thereafter be permanently retained.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

28 Sound Insulation - residential

Prior to the commencement of the above ground works for Blocks B, D, E1 and E2 hereby approved, a scheme of sound insulation for glazing and ventilators verifying that the required internal noise levels can be met for that block shall be submitted to and approved by the Local Planning Authority. The block shall be implemented in accordance with approved details.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

29 Sound Insulation - commercial

Prior to the commencement of the above ground works for Blocks D, E1 and E2 hereby approved, a scheme shall be submitted of sound insulation between the commercial (flexible Use Classes A1, A3, B1, D1, and D2) properties and residential units for that block and approved by the Local Planning Authority. The block shall be implemented in accordance with approved details.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

30 Plant noise restriction

Noise arising from the operation of any plant together with any associated equipment shall not increase the existing background noise level (LA90 15mins) when appropriate measurements are taken 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy DM1 of the Development Management DPD 2017.

31 Heating and hot water system

Prior to commencement of development of Block A, B, D, E1, E2 or F (other than site investigations, demolition and site clearance) details of the proposed heating and hot water system for that block shall be submitted to an approved in writing. Notwithstanding the details shown on the approved plans and Energy Statement, this shall include a review of heating system options to include:

- I. A gas boiler in each block; and
- II. A heat pump alternative (i.e. communal air source heat pump system for each block).

The review should address technical, environmental, capital cost and running costs and set out in a recommended strategy for approval in writing by the Local Planning Authority.

The details of the recommended strategy shall include:

- a) Location of the energy centres in the buildings;
- b) Specification of equipment and operational standards of the energy network (advice and expected standards can be provided by the Council);
- c) Flue arrangement and air quality mitigation measures;
- d) Operation/management strategy;
- e) The method of how the facility and infrastructure shall be designed and

funded to connect to the Wood Green heating network (including the proposed connectivity locations, punch points through structure and route of the link) ; and

f) Agreement to connect to the Wood Green DEN within a 5 year period of completion on site.

The approved infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the block and shall be maintained as such thereafter.

No change from there on shall take place without the prior written consent of the Local Planning Authority

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with Policy 5.7 of the London Plan 2016, SP4 of the Local Plan 2017, and Policy DM22 of the Development Management DPD 2017.

32 Construction standard of energy network

Details of the construction standard of the energy network and its ongoing operation for Block A, B, D, E1, E2 or F shall be submitted to and approved in writing prior to any works commencing on the relevant block (other than site investigations, demolition and site clearance). These details shall include:

a) Confirmation that the heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice; and

b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme. And that the developer will sign up to this standard to ensure that users have transparency of costs for customer protection. The Heat Trust Scheme standards and membership shall then be continued for the life of the heating and hot water network for the block, unless a regulatory scheme takes its place.

Reason: To ensure the facility and associated infrastructure are provided in accordance with Policy 5.7 of the London Plan 2016, Policy SP4 of the Local Plan 2017, and Policy DM22 of the Development Management DPD 2017.

33 BREEAM

The developer of Block A, B, D, E1, E2 or F must deliver the sustainability assessment as set out in the Sustainability Statement, by Etude, Revision G, dated February 2018. The development shall then be constructed in strict

accordance of the details so approved, and shall achieve:

- BLOCK A - BREEAM Refurbishment 2014 'Very Good'
- BLOCK F - BREEAM New Construction 2014 'Excellent'

A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority within 3-6 months of completion of the block for approval.

In the event that the development fails to achieve the agreed rating for the block, 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.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with Policies 5.1, 5.2, 5.3 and 5.9 of the London Plan 2016 and Policy SP4 of the Local Plan 2017.

34 Overheating

Prior to the commencement of the above ground works for Block A, B, D, E1, E2 and F, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report for that block. The model will assess the overheating risk (under London's future temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions.

This report will include details of the design measures incorporated within the block (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air conditioning will not be supported unless exceptional justification is given. The report will include the following:

- The standard and the impact of the solar control glazing;
- That the heating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment if required;
- Details on the passive design features have been included;
- Details on the mitigation strategies which are included to overcome any overheating risk currently and in the future.

Once approved the block shall be constructed in accordance with the details so approved, be operational prior to the first occupation and shall be maintained as such thereafter. No change there from shall take place without the prior written consent of the Local Planning Authority.

Reason: London Plan Policy 5.9 and local policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

35 Accessible dwellings

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2017 Policy SP2 and the London Plan 2016 Policy 3.8.

36 At least 10% of all dwellings within each tenure type shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) as follows unless otherwise agreed in writing with the Local Planning Authority:

Wheelchair unit provision

Area 1 (as shown on Drawing PL-A1-010 Rev A Site Plan Area 1):

10 Wheelchair Private units

Area 2 (as shown on Drawing PL-A2-010 Rev_ Site Plan Area 2):

7 Wheelchair affordable units
6 Wheelchair private sale units

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan 2017 Policy SP2 and the London Plan Policy 3.8.

37 Central satellite dish

Notwithstanding the provisions of Class H or Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no satellite antenna shall be erected or installed on the building hereby approved. Blocks B, E1, E2 and D shall have a central dish or aerial system for each Block receiving all broadcasts for the residential units created in that Block: Details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of a

block, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

38 Broadband

Prior to the first occupation of Block A, B, E1, E2, D or F hereby approved, the developer shall provide access to an ultra-high speed broadband connection for business and residential properties within that block.

Reason: To facilitate improvements in the quality of employment land within the borough and to comply with Policies DM38 and DM54 of the Development Management Policies DPD.

39 Liaison Group

For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- d) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- e) providing advanced notice of exceptional works or deliveries;
- f) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become quarterly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

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

40 CIL Phasing

Prior to commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Council.

Reason: To allow the Local Planning Authority to understand the projected phasing of the development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 (as amended).

41 Residential Design Standards

Prior to any above ground works for Blocks B, D, E1 and E2, full details of how the residential units within that block meet the residential design standards as set out in part D of Policy D4 of the draft London Plan shall be submitted to and approved in writing by the local planning authority and thereafter shall be implemented in accordance with the approved scheme.

Reason: In order to ensure acceptable living standards for future occupiers of the residential premises.

42 Residential Access

Fobs shall be provided for occupants of the family units in order to obtain access to the communal amenity space of the development hereby approved as follows:

- The family units within Block B and E1 will have access to the Block E1 roof top amenity space.
- The family units within Block D shall have access to the Block D roof top amenity space.
- The family units within Block E2 will have access to the podium amenity space to Block E2.

Reason: In order to ensure an acceptable living environment for future occupiers of the residential premises.

Informatives:

1. Informative: s106

This permission is governed by a section 106 legal agreement pertaining to the provision of affordable housing, affordable workspace, business continuity fund, membership with Considerate Contractors Scheme, commitment to partake in the

Haringey Employment Delivery Partnership, preparation of a residential and commercial travel plan with associated financial contributions, financial contribution towards amendment of traffic management order, financial contribution towards creation of controlled parking zone, financial contribution towards diversion of local bus route, financial contribution towards public realm improvements, provision of CMP and CLP, provision of car parking management plan, payment of carbon off-setting contribution, financial contribution towards street tree replacement, public art, retention of architects, and the financial contribution towards monitoring.

2. Informative: NPPF

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

3. Informative: CIL Phasing Plan

This is a phased development for the purposes of the CIL Regulations 2010 (as amended). A phase can comprise: site preparation and demolition works, sub-structures, and/or buildings, plots or groups of plots. The extent of the CIL phase will be defined on the relevant phasing plan.

4. Informative: Party Wall Act

The developer'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.

5. Informative: Local Land Charges

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

6. Informative: London Fire Brigade

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

systems in order to save money, save property and protect the lives of occupier.

7. Informative: Surface water drainage

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 developer 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.

8. Informative: Water Industry (Scheme for the Adoption of private sewers)

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

9. Informative: Groundwater Risk Management Permit

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

10. Informative: Water Pressure

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

11. Informative: Gas Apparatus Assets

Cadent (National Grid) have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com
Tel: 0800 688 588

12. Informative: Crossrail 2

Applicants should refer to the Crossrail 2 Information for Developers available at crossrail2.co.uk. Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements.

13. Informative: NPPF, London Plan and Haringey Policy

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 2016, 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.

14. Informative: Scheme Implementation

Condition 1: This has been complied with and the development commenced prior to the 15/02/2022 (Within 3 years of the date on the permission).

15. Informative: Approved Conditions

This permission is granted pursuant to S73 of the Act and varies permission dated 15th February 2019 (LPA Ref HGY/2017/3020) (as amended by non-material amendments (HGY/2021/0624, HGY/2022/1257, HGY/2022/2274, HGY/2022/1986, and HGY/2024/0201).

Various conditions in the earlier permission have been discharged (in full or in part). This permission re-states the conditions in the earlier permission. The discharges of condition made pursuant to the earlier permission are deemed to discharge the conditions in this permission as set out below.

6) Materials to be approved)

Details of materials approved for the external surfaces of Block E2, shall be carried out in accordance with details approved under ref: HGY/2021/1726.

7) Chocolate Factory Materials

Details of materials approved for the external surfaces of Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2022/2157 (which supersedes an earlier approval ref: HGY/2021/1726).

9) Delivery and Servicing Plan and Waste Management Plan)

Details of the Delivery and Servicing Plan (DSP), and Waste Management Plan of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/3884.

10) Network Rail

Details of Network Rail Glare study of whole site side development, shall be carried out in accordance with details approved under ref: HGY/2022/1281.

11) External Lighting

Details of the lighting scheme of Block E2, shall be carried out in accordance with details approved under ref: HGY/2023/3355.

12) Crossrail 2 operations protection

Details of the Crossrail 2 operations protection of Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2021/2904 and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1463.

13) Piling method statement

Details of the piling method statement to Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1465.

15) Hard/soft landscaping

Details of the hard and soft landscape works to Block E2, shall be carried out in accordance with details approved under ref: HGY/2023/2845.

16) Sustainable drainage details

Details of the Sustainable Drainage of Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2021/2905 and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1457.

17) Drainage Management Maintenance Schedule

Details of the Drainage Management Maintenance Schedule of Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2021/2906 and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1458.

18) Combustion and Energy Plan

Details of the Combustion and Energy Plan of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1629.

19) Contaminated land 1

Details relating to contaminated land of Block A Chocolate Factory, Blocks E1 and, E2 shall be carried out in accordance with details approved under ref: HGY/2021/2716 and HGY/2022/1051, and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1462.

20) (Contaminated land 2)

Details relating to remediation of contamination of Block E2, shall be carried out in accordance with details approved under ref: HGY/2024/1111.

21) Management and control of dust

Details of Management and control of dust of whole site wide development, shall be carried out in accordance with details approved under ref: HGY/2021/1034.

22) Non-road mobile machinery

Details relating to all plant and machinery to be used during the demolition and construction phases of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1270.

24) Decommissioning of abstraction wells

Details for decommissioning the abstraction well(s) of whole site wide development, shall be carried out in accordance with details approved under ref: HGY/2021/1035.

25) Secured by Design certification

Details of the Secured by Design compliance of Block E2, shall be carried out in accordance with details approved under ref: HGY/2024/1082.

28) Sound Insulation - residential

Details of residential sound insulation to Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1711.

29) Sound Insulation - commercial

Details of commercial sound insulation to Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1712.

31) Heating and hot water system

Details of the proposed heating and hot water system to Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1629.

32) Construction standard of energy network

Details of the construction standard of the energy network to Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2022/2159, and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1630.

34) Overheating

Details of the overheating model and report of Block A Chocolate Factory, shall be carried out in accordance with details approved under ref: HGY/2022/2160, and Block E2 and details of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/2275.

37) Central satellite dish

Details of the satellite antenna for Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1464.

39) Liaison Group

Details of the Liaison Group of whole site wide development, shall be carried out in accordance with details approved under ref: HGY/2021/1036.

40) CIL Phasing

Details of CIL Phasing of whole site wide development, shall be carried out in accordance with details approved under ref: HGY/2021/1954.

41) Residential Design Standards

Details of the residential standards of Block E2, shall be carried out in accordance with details approved under ref: HGY/2022/1849.

42) Residential Access

Details of the residential access of Block E2, shall be carried out in accordance with details approved under ref: HGY/2024/0724.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.