

Mr Robert Reeds
55 Wells Street
London
W1T 3PT

9 August 2024

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

Case Reference	HGY/2023/3250
Location	St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal	Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833 dated 10 July 2023 for "outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.
Received	5 December 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.

LOCATION PLANS

- N15302-KCA-ZZ-ZZ-DR-A-00000; N15302-KCA-ZZ-ZZ-DR-A-00001

10000 SERIES - PROPOSED PHASE 1B&2 SITE PLANS

- N15302-KCA-ZZ-00-DR-A-10000 to N15302-KCA-ZZ-09-DR-A-10010

11000 SERIES - PROPOSED BLOCK PLANS

- N15302-KCA-EX-00-DR-A-11100 to N15302-KCA-EX-03-DR-A-11103
- N15302-KCA-F1-00-DR-A-11100 to N15302-KCA-F1-06-DR-A-11106
- N15302-KCA-FX-00-DR-A-11100 to N15302-KCA-FX-06-DR-A-11106
- N15302-KCA-GX-00-DR-A-11100 to N15302-KCA-GX-09-DR-A-11109
- N15302-KCA-H1-00-DR-A-11100 to N15302-KCA-H1-09-DR-A-11109
- N15302-KCA-H3-00-DR-A-11100 to N15302-KCA-H3-07-DR-A-11107
- N15302-KCA-J1-00-DR-A-11100 to N15302-KCA-J1-09-DR-A-11109
- N15302-KCA-J2-00-DR-A-11100 to N15302-KCA-J2-08-DR-A-11108
- N15302-KCA-J3-00-DR-A-11100 to N15302-KCA-J3-07-DR-A-11107

20010 SERIES - PROPOSED SITE SECTIONS

- N15302-KCA-ZZ-ZZ-DR-A-20010; N15302-KCA-ZZ-ZZ-DR-A-20011

21100 SERIES - PHASE 1B AND 2 BLOCK SECTIONS

- N15302-KCA-EX-ZZ-DR-A-21100; N15302-KCA-F1-ZZ-DR-A-21100; N15302-KCA-FX-ZZ-DR-A-21100; N15302-KCA-FX-ZZ-DR-A-21101; N15302-KCA-GX-ZZ-DR-A-21100; N15302-KCA-GX-ZZ-DR-A-21101; N15302-KCA-H1-ZZ-DR-A-21100; N15302-KCA-H1-ZZ-DR-A-21101; N15302-KCA-H1-ZZ-DR-A-21102; N15302-KCA-H3-ZZ-DR-A-21100; N15302-KCA-H3-ZZ-DR-A-21101; N15302-KCA-J1-ZZ-DR-A-21100; N15302-KCA-J2-ZZ-DR-A-21100; N15302-KCA-J3-ZZ-DR-A-21100.

30100 SERIES - PROPOSED SITE ELEVATIONS

- N15302-KCA-ZZ-ZZ-DR-A-30100; N15302-KCA-ZZ-ZZ-DR-A-30101

31100 SERIES - PHASE 1B AND 2 BLOCK ELEVATIONS

- N15302-KCA-EX-ZZ-DR-A-31100 to N15302-KCA-EX-ZZ-DR-A-31102
- N15302-KCA-F1-ZZ-DR-A-31100 to N15302-KCA-F1-ZZ-DR-A-31102
- N15302-KCA-FX-ZZ-DR-A-31100 to N15302-KCA-FX-ZZ-DR-A-31103
- N15302-KCA-GX-ZZ-DR-A-31100 to N15302-KCA-GX-ZZ-DR-A-31103
- N15302-KCA-H1-ZZ-DR-A-31100 to N15302-KCA-H1-ZZ-DR-A-31103
- N15302-KCA-H3-ZZ-DR-A-31100 to N15302-KCA-H3-ZZ-DR-A-31103
- N15302-KCA-H3-ZZ-DR-A-31101 to N15302-KCA-H3-ZZ-DR-A-31103
- N15302-KCA-J1-ZZ-DR-A-31100 to N15302-KCA-J1-ZZ-DR-A-31102
- N15302-KCA-J2-ZZ-DR-A-31100 to N15302-KCA-J2-ZZ-DR-A-31102
- N15302-KCA-J3-ZZ-DR-A-31100 to N15302-KCA-J3-ZZ-DR-A-31102

45000 SERIES - BAY STUDIES

- N15302-KCA-EX-ZZ-DR-A-45100; N15302-KCA-EX-ZZ-DR-A-45101
- N15302-KCA-F1-ZZ-DR-A-451009; N15302-KCA-F1-ZZ-DR-A-45101
- N15302-KCA-FX-ZZ-DR-A-45100; N15302-KCA-FX-ZZ-DR-A-45101
- N15302-KCA-GX-ZZ-DR-A-45100 to N15302-KCA-GX-ZZ-DR-A-45102
- N15302-KCA-H1-ZZ-DR-A-45100 to N15302-KCA-H1-ZZ-DR-A-45101
- *BUILDING H3 / H4 BAY STUDY*
- N15302-KCA-H3-ZZ-DR-A-45100; N15302-KCA-H3-ZZ-DR-A-45101
- N15302-KCA-J1-ZZ-DR-A-45100; N15302-KCA-J1-ZZ-DR-A-45101
BUILDING J3 BAY STUDY
- N15302-KCA-J3-ZZ-DR-A-45100; N15302-KCA-J3-ZZ-DR-A-45101

15100 SERIES - UNIT PLANS

- N15302-KCA-EX-ZZ-DR-A-15100
- N15302-KCA-F1-ZZ-DR-A-15100 to N15302-KCA-F1-ZZ-DR-A-15102
- N15302-KCA-FX-ZZ-DR-A-15100 to N15302-KCA-FX-ZZ-DR-A-15104
- N15302-KCA-GX-ZZ-DR-A-15100 to N15302-KCA-GX-ZZ-DR-A-15103
- N15302-KCA-H1-ZZ-DR-A-15100 to N15302-KCA-H1-ZZ-DR-A-15107
- N15302-KCA-H3-ZZ-DR-A-15100 to N15302-KCA-H3-ZZ-DR-A-15107
- N15302-KCA-JX-ZZ-DR-A-15100 to N15302-KCA-JX-ZZ-DR-A-15102
- N15302-KCA-J3-ZZ-DR-A-15100 to N15302-KCA-J3-ZZ-DR-A-15103

Landscape Plans

N15302-A&S-ZZ-ZZ-DR-L-30001; 300017; 300018; 300019; 300020; 31070; 30171; 31072; 30173;
40001; 40002; 40003; 40004; ; 40011; 40012; 40013; 40014; 40021; 40022; 40023; 40024; 40031;
40032; 40033; 40034; 40035.

Reports approved as part of the Reserved Matters Application:

- Adaptation to Climate Change Report - FINAL - December 2023 (plus update St Ann's RMA 1 Climate Change Report – Landscape Visual Amendment)
- Accessibility/Inclusivity Statement - ST ANNS PHASE 1B-2 DBA ACCESS STATEMENT_03b
- Cycle Parking Management Plan - 22398-MA-CP01C - Cycle Parking App
- Construction Environmental Management Plan - RT-MME-159856-02 (CEcMP)
- Circular Economy Statement - St Anns_Circular Economy Statement_FINAL_December 2023
- Design and Access Statement - N15302-KCA-XX-XX-RP-A-00002
- Drainage Strategy - N15302-PAM-ZZ-ZZ-RP-C-00001
- Ecological Mitigation Strategy - RT-MME-159856-01 (EMS)

- Environmental Statement of Conformity - 333100157 St Anns EIA Letter of Conformity December 2023
- Fire Statement - AFF_20708_02_St Ann's Block E-J_FSR_02
- Heritage Assessment prepared - Heritage Statement RMA - St Anns Hospital New Neighbourhood (Phases 1B and 2)
- Landscape Environmental Management Plan - RT-MME-159856-03 (LEMP)
- Landscape DAS - N15302-A&S-XX-XX-RP-L-70021
- Noise Assessment - N15302-CAS-ZZ-ZZ-RP-V-81001
- Planning Statement - 231201 St Anns RMA1 Planning Statement_FINAL_with appendix
- Planning Compliance Statement - St Anns Planning Compliance Statement_FINAL_v1
- Statement of Community Involvement - St Anns RMA SCI v3
- Sustainability Statement - St Anns_Sustainability Statement_FINAL_ December 2023
- Sunlight, Daylight and Overshadowing Report - - 4797-231121-(DSSAID)PPJB.2 Daylight Sunlight
- Travel Plan - 22398-MA-TP01C - St Anns Travel Plan
- Wind/ Microclimate Assessment - 18578-HYD-XX-XX-RP-5001
- Whole Life Carbon Assessment - St Anns_Whole Life Carbon Assessment_FINAL_December 2023

Reports approved and subject to ongoing monitoring through s.106 clauses and conditions set out in the hybrid:

- Energy Strategy - St Anns Phase 1B 2 RMA - Energy Statement - Final - December 2023

Reports submitted and subject to a condition as set out in the hybrid consent:

- Arboricultural Method Statement - D8783.02.100-103 St Anns Hospital Haringey - AMS Phase 1b and 2_FINAL
- Car Park Management Plan - 22398-MA-CPMP01G - Car Park Mgmt Plan
- Overheating Assessment - St Anns Phase 1B_2 - Dynamic Overheating Report - v.3 - FINAL- 23.11.23
- Delivery and Service Strategy - 22398-MA-DSP01D - St Anns DSP App

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

HGY/2023/3250

4 of 6

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Conditions: (5)

- 1** Prior to the fit out of this unit and in accordance with the submitted pre-assessment for the commercial unit in Phase 1b, and prior to fit-out of this unit, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent", subject to certification by BRE.
Within 6 months of occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 2** Prior to above ground works a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 3** Long stay cycle parking for Phases 1b and 2 shall be provided in accordance with the approved plans prior to the first occupation of each plot.

Reason: To ensure inclusive access to cycle parking in accordance with London Plan Policy T5.

- 4** No development of any building in Phase 1b and 2 beyond the superstructure shall commence until all proposed external materials and elevational details for that Block have been submitted to and approved by

the Local Planning Authority. These external materials and details shall include:

- i) External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);

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

Reason: In the interest of visual amenity.

- 5 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.

- 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.