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22 October 2024

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2023/2808
Location	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal	Non-Material Amendment (NMA) to Planning Permission Ref: HGY/2022/0752 to alter the trigger points within Conditions 5, 32, 39(a), 40, 42(a), 44, 45, 49(a) and 51 to allow for submission of details prior to the commencement of façade treatment works.
Received	18 October 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

Condition 5, as attached to the original planning permission HGY/2022/0752, will now read:

'Prior to the commencement of façade treatment 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) Details of balustrading;
- g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used;

together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. 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.'

Condition 32, as attached to the original planning permission HGY/2022/0752, will now read:

'Prior to the occupation of the development for the development hereby approved a Stage 2 Road Safety Audit based on the scope of the Stage 1 Road Safety Audit shall be submitted to the Local Planning Authority for its written approval. The recommendations of the Stage 2 RSA shall be taken up and followed in the design of the development as appropriate and retained as such thereafter.

Reason: In order to protect amenity and the safety of the public highway.'

Condition 39 (a), as attached to the original planning permission HGY/2022/0752, will now read:

'The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement and Appendices prepared by Etude (dated June 2022, Rev H) delivering a minimum 84% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, Passivhaus-level fabric efficiencies, connection to the Decentralised Energy Network with a centralised air source heat pump (ASHP) system as a backup solution, and a minimum 350 kWp solar photovoltaic (PV) array.

- (a) Prior to the commencement of façade treatment works, an updated 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 30% reduction, including details to reduce thermal bridging;
 - Location, specification and efficiency of the proposed Plan B ASHP system (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 and without cooling coils, 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);
 - A metering strategy. 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) Within six months of first occupation, evidence that the solar PV installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.
- (c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.
- (d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include Energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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.'

Condition 40, as attached to the original planning permission HGY/2022/0752, will now read:

'Prior to the commencement of façade treatment works, details relating to the future connection to the DEN must be submitted to and approved by the local planning authority. This shall include:

- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on

system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);

- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
- A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;
- Details of the space allowance for the DEN main passing through the site from Park View Road to Ashley Road;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- Details of a future pipework route from the temporary boiler location to the plant room.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and SI3, and Local Plan (2017) Policies SP4 and DM22.

Condition 42(a), as attached to the original planning permission HGY/2022/0752, will now read:

'(a) Prior to the commencement of façade treatment works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. This assessment shall be based on the TM59 modelling undertaken by Etude (Energy and Sustainability Statement dated June 2022). This revised strategy shall include:

- Modelling of dwellings based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files DSY1 for the 2020s, high emissions, 50% percentile;
 - Modelling of mitigation measures required to pass the mandatory weather files, clearly setting out which measures will be delivered before occupation in line with the Cooling Hierarchy;
 - Updated as-designed heat loss calculations from heat interface units and pipework.
- (b) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:
- Natural ventilation, with openable areas including fixed louvred side panel for

accessible bedrooms and secure night latch for other accessible habitable rooms;

- Glazing g-value of 0.50 or lower;
- External shading to south-facing windows on top floors (min. 1m depth);
- Brise soleil for other windows without balcony shading on south façades (1m full height, 0.8m for punched windows)
- External shutters for west-facing bedrooms (perforated/slatted shutters for airflow)
- Internal blinds on all façades (light-coloured, solar transmittance of 0.11);
- MVHR with summer bypass (min. 0.55ach);
- Minimal heat losses from heat interface units (HIU) and pipework;
- Active cooling with 1.5 kW cooling coil only for 19 dwellings with habitable rooms facing south-east; - Any further mitigation measures identified as required in part (a).

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.'

Condition 44, as attached to the original planning permission HGY/2022/0752, will now read:

'Prior to the commencement of façade treatment works to Buildings A1-5, B2-3 and C2 only, 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 Buildings A1-5, B2-3 and C2, a Passivhaus Certificate will be submitted for approval demonstrating that Buildings A1-5, B2-3 and C2 meet 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.'

1. Condition 49, as attached to the original planning permission HGY/2022/0752, will now read:

'a) Prior to the commencement of façade treatment works, details of the living and blue roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living and blue roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate;
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one

feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;

v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site; (b) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living and blue roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living and blue roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'

1. Condition 51, as attached to the original planning permission HGY/2022/0752, will now read:

'The detailed design of the balconies, including screening features as appropriate, for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority Prior to the commencement of façade treatment works'. Once approved the details shall be implemented and retained as such thereafter.

Reason: To ensure the high-quality design and amenity of the development in accordance with Policy DM1 of the Development Management DPD 2017.'