

Officer Report

Application Number:

HGY/2023/1816

Application Type:

Removal/variation of conditions

Address:

Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA

Proposal:

Minor material amendment of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue; namely to provide flexibility for the Council to charge London Affordable Rent

Case Officer:

Tania Skelli

Valid Date:

10/07/202

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Applicant:

Mr Jack Goulde

Agent:

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

Approve

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for Variation of condition 22 (Council Rent) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the following amendments:

2.2 Original condition:

22) Notwithstanding any provisions to the contrary, the 32 residential units hereby approved within Block A shall be provided for rent at Council social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

2.3 Proposed condition:

22) Notwithstanding any provisions to the contrary, the 32 residential units hereby approved within Block A shall be provided for rent at Council social-rent OR London Affordable Rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

3. SITE AND SURROUNDINGS

3.3 The subject site lies on the corner of Woodside Avenue and Muswell Road and is undergoing redevelopment for housing. Demolition has taken place.

Relevant Planning and Enforcement history

Planning history:

HGY/2021/2727: Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue – Planning permission granted

4. CONSULTATION RESPONSE

4.1 There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

5.1 N/A

No of individual responses: N/A

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Scope of Section 73 application; and
2. Mix and tenure.

Scope of Section 73 application

6.1 An application can be made under S.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a S. 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. A S.73 application results in a new permission being issued.

6.2 Guidance for determining S.73 applications is set out in the NPPG which states that a minor material amendment is one “whose scale and nature results in a development which is not substantially different from the one which has been approved”. This is not a statutory definition but the Department for Communities and Local Government agree with this statement. It is further stated that the development which the application under S.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently the extent of the

material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage. Having said that, when determining the application, the local planning authority (LPA) will have to consider the application in the light of current policy. The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

6.3 With the exception of minor alterations made to the National Planning Policy Framework (NPPF) in 2019, in this case since the granting of planning permission, the same policy documents used in the assessment of the proposal are currently adopted, and there are no further policy documents that have been adopted that materially alter the assessment of the current proposal. The overall policy approach relating to development of such sites, housing mix, design and character, and living conditions for future occupants remain consistent.

6.4 The changes to the approved development relate to minor alterations to the roof design, introduction of low railings on the front elevation, and the removal some side windows from the north elevation of the building.

Affordable Housing

National Policy

6.5 The National Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Regional Policy - The London Plan

6.6 The London Plan 2021 Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum.

6.6 London Plan Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, including through the redevelopment of surplus public sector sites.

6.7 London Plan Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.

6.8 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation. Local Policy

6.9 The Haringey Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.

6.10 Local Plan Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the

supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.

6.11 The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.

Provision of New Housing

6.12 Policy DM10 of the DM DPD states that the Council will support proposals for new housing on sites allocated for residential development and the site is designated as being suitable for new residential development by Site Allocation SA51.

6.13 The Council's Housing Strategy 2017-2022 states that the Council will aim to prioritise the delivery of new affordable rented homes in the west of the borough. The site is one of several that the Council has identified as being suitable for new Council housing as part of its 2018 commitment to delivering a thousand (1,000) new Council homes at Council rents by 2022.

6.14 This proposal would provide 41 residential properties including 32 affordable homes which will be delivered as genuinely affordable Haringey Council Rent properties. This equates to 78% affordable housing on a unit basis and 79% on a habitable room basis. Upon delivery, Haringey Council will be responsible for the on-going management and maintenance of the affordable homes.

6.15 This is a substantial contribution to the Council's affordable housing objectives as described above and would help meet the stated need for low-cost Council rented housing in this part of Haringey. Furthermore, the surrounding area is an established residential area which includes a range of tenures, including private rent, owner[1]occupied and Council rent properties. The proposal would contribute to the creation of a mixed and balanced community in this area.

6.16 In summary, the proposed residential development of this underutilised brownfield site was supported to deliver on the aspirations of the Site Allocation (SA51) and the delivery of an affordable residential development (32 affordable units out of 41 homes) on the site is strongly supported by national, regional, and local policies in line with Policies H1, SP2 and DM10 and would also make an important contribution towards the Borough-wide target of 40% affordable housing.

6.17 The proposed amendment to the condition 22 does not change the essence and purpose of the approved mix or tenure of units and all 32 homes to be rented as Council/ Social Rent would still be rented as affordable units, but with the possibility of charging the London Affordable Rent, under the Mayor of London programme.

Conclusions

6.18 The proposed amendments can be treated as a minor material amendment to the original grant of planning permission.

6.19 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

7.1 Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations which will need to be applied for in due course. This will be collected by Haringey on implementation of the development and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

Grant permission.

Conditions:

- 1 3-years time condition - development implemented
- 2 The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications: Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LBXX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX01-DP-A-1032, 3649-LB-XX-XX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XXDS-A-1050; Proposed Plans: 3649-LB-XX-B1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201- GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DP-A-1203-GA, 3649-LB-XX-03-DP-A1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-A-1301-GA, 3649-LB-XXXX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649- LB-XX-XX-DE-A-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649- LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DR-L-9002 (Rev. P02), 3649-LB-XX-XXDS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L9202. Supporting documents also approved: Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey, Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability Assessment, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.

Reason: In order to avoid doubt and in the interests of good planning.

- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof

extensions, rear extensions, means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority. Furthermore, the installation of any artificial lighting in the rear garden areas of the Block C dwellings shall not occur without the prior written consent of the City of London.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017; and to protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

- 4 Prior to the commencement of above ground works (excepting demolition) 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.

- 5 All residential units on site shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended), and at least 10% (5 dwellings) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D7.

- 6 The placement of a satellite dish or television antenna on any external surface of the development is precluded, with an exception provided only for the approved terrace houses (Block C) and for a communal solution for the approved flats (Blocks A and B). Details of any communal dish/antenna must be submitted to the Local Planning Authority for its written approval prior to the first occupation of any residential unit within the development hereby approved. The communal dish/antenna solutions provided shall thereafter be retained as installed.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the

- 7 Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of creating safer, sustainable communities.

- 8 Prior to first occupation 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 and Nature Conservation Officer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal. 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 also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

- 9 Full details of the boundary treatment to be used on the southern boundary of the site, adjacent to Highgate Wood, shall be submitted to and approved by the Local Planning Authority, in consultation with the City of London, prior to the commencement of above ground works on site. The treatment shall be designed to have a minimal environmental impact (i.e. through minimal footings and natural materials) to limit impact on existing flora and root systems.

Reason: To protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

- 10 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;
 - d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and Soft landscape works shall be supported by:
 - e) Planting plans;
 - f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
 - g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of

this consent; and k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species. 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, 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.

- 11 Prior to the commencement of above ground works for the development hereby approved the detailed design of the new wall and/or parapet fronting onto Muswell Hill Road shall be submitted to the Local Planning Authority for its written approval. The treatment could include heritage references, if appropriate. Once details are approved, they shall be retained, and appropriately maintained in perpetuity.

Reason: To protect the visual amenity of the area in accordance with Policy DM1 of the Development Management DPD 2017.

- 12 Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant or equipment does not cause nuisance within any residential unit or noise sensitive premises.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 13 Occupation of any of the homes shall not commence other than in accordance with the approved cycle storage details as approved under ref. HGY/2023/1415 granted on 23/8/2023. All such storage spaces shall be retained thereafter for this use only.

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.

- 14 The approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be in broad conformity with the approved Delivery and Servicing Plan (submitted alongside the Transport Assessment) and Transport for London's Delivery and Servicing Plan Guidance (2020). It shall also include details of vehicle tracking for delivery vehicles within the site. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first six months of occupation or at 75% occupancy, whichever comes first. The development shall thereafter be implemented in accordance with the approved details.

Reason: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

- 15 No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter 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 and water utility infrastructure.

- 16 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure

- 17 Prior to the commencement of the approved development (other than for investigative work): a. Using the information already submitted on the Ground Investigation Report Rev. 01 (ref. STS5215-G01 by Soiltechnics Ltd dated May 2021), an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements where necessary; b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site; c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and; d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 18 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.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

- 19 Demolition works shall not commence within the development other than in accordance with the approved (a) a Demolition Environmental Management Plan (DEMP) and (b) a Construction Environmental Management Plan (CEMP) under approval of condition ref. HGY/2022/2775 granted on 02/5/2023 .

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

Reason: To protect local air quality and to provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority and TfL an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety. In accordance with Policy DM21 of the Development Management DPD 2017.

- 20 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement by Etude (dated September 2021 Rev D) delivering a minimum 90% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, very high fabric efficiencies (min. 28% reduction), air source heat pumps (ASHPs) and minimum 67kWp solar photovoltaic (PV) energy generation. The development must be built in accordance with the approved overheating measures, and maintained for the lifetime of the development: - Openable windows by 90 degrees; - External horizontal shading above southern window openings; - Fixed internal blinds with reflective backing; - Window g-values of 0.50 or better; - MVHR with summer bypass - Hot water pipes insulated to high standards. - No active cooling (a) Prior to above ground construction, details of the proposed energy strategy shall be submitted to and approved by the Local Planning Authority. This must include: - 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 including: 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) and the final carbon reduction at the Be Green stage of the energy hierarchy; - Details of internal blinds to all habitable rooms: fixing mechanism, specification of the blinds, shading coefficient, etc; - Air tightness delivery 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. (b) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly shall be submitted to and approved by the Local Planning Authority. This shall include photographs of the solar array, a six-

month energy generation statement, and a Microgeneration Certification Scheme certificate. (c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use 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, including a residents' survey, 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 Policy SP4 and DM22.

- 21 (a) Prior to the commencement of development, the recommendations of the approved Preliminary Ecological Appraisal (PEA, p17-19) shall be complied with, and details submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include: i. Demolition, Construction and Environmental Management Plan (as per para 5.2 of the PEA) for the Council's written approval, in consultation with the City of London, prior to the commencement of works on site (including demolition); ii. Sensitive Lighting Strategy (as per para 5.3 of the PEA); iii. Further bat surveys (as per paras 5.4-5.6 of the PEA) and consideration of and mitigation for any changes to bat commuting routes; iv. Seasonal clearance of vegetation outside of the bird nesting season (March to August inclusive) (as per para 5.7 of the PEA); v. Ensure conservation of hedgehogs during clearance of vegetation (as per paras 5.10-5.11 of the PEA); vi. Ecological Management Plan that provides habitats for priority species within the scheme landscaping (as per paras 5.12-5.13 of the PEA), including a demonstration of biodiversity net gain and justification for the location and type of enhancement measures by a qualified ecologist, for the Council's written approval prior to the commencement of works on site. The development must be completed in accordance with the approved details.
- (b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards. Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 22 Notwithstanding any provisions to the contrary, the 32 residential units hereby approved within Block A shall be provided for rent at Council social-rent or London Affordable Rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

- 23 The development hereby approved shall not be occupied until the associated highway works, as set out in the approved details, have been completed.

Reason: To ensure that the development includes accessible parking and does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of highway

safety generally.

- 24 The approved development shall not be implemented unless and until verified estimates of the 'Be Seen' energy performance indicators have been submitted to the GLA via their online portal and evidence of this, plus a metering strategy, has been submitted to the Local Planning Authority for its written approval.

Reason: To contribute towards sustainable development, energy reduction measures and climate change mitigation.

- 25 All parking spaces shall be provided with electric vehicle charging points. Details of the charging infrastructure shall be submitted to the Local Planning Authority for its written approval prior to installation. The infrastructure shall be installed in accordance with the approved documentation and retained as such thereafter.

Reason: In order to ensure low carbon and low air quality impact of the development.

- 26 The applicant must ensure that the project architect (Levitt Bernstein Associates of 2-4 Thane Studios, Thane Villas, Islington, London, N7 7PA) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

- 27 The demolition or development of the site shall take place as approved under approval of details ref. HGY/2023/0621 granted on 29/3/2023. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: (A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; (B) Where appropriate, details of a programme for delivering related positive public benefits; (C) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To comply with the requirements of paragraph 194 of the NPPF 2021 and Policy DM9 of the Development Management DPD 2017.

- 28 (a) Prior to the commencement of above ground construction works to Blocks A1 and A2, 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. (b) Within one month of completion of Blocks A1 and A2, a Passivhaus Certificate will be submitted for approval demonstrating that Blocks A1 and A2 meet the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

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.

- 29 (a) Prior to the commencement of above ground construction works to Blocks B and C, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. Passive House Planning Package (PHPP) calculations should show that the design follows the Passivhaus methodology and achieve the highest level of energy efficiency that is technically feasible on this site, achieving a space heating demand target of 20 kWh/m²/year. (b) Within one month of completion of Blocks B and C, air tightness certificates should be submitted to demonstrate that the development achieves the level of air tightness targeted in the PHPP model at pre-commencement stage. The dwellings are to achieve a maximum 20 kWh/m²/year space heating demand target, evidenced with a PHPP spreadsheet.

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.

- 30 In the event that the land within the red line (as per drawing no. 3649-LB-XX-XX-DP-A-1010 Rev. P1) is sold and the parties with a legal interest in the land within the red line change, the new owners of the land shall enter into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) prior to the commencement of above ground works, for planning obligations which shall otherwise be committed (as the Council is sole landowner) through a letter between the Assistant Director of Planning, Building Standards and Sustainability and the Director of Housing, Regeneration and Planning (attached to this application).

Reason: In the interests of proper planning and to ensure the adequate enforcement of planning obligations which are required to make the development acceptable in planning terms.

Informatives:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations.

The applicant is reminded that this planning permission does not infer consent for any

signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.

The new development will require numbering. The applicant should contact Haringey Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3797 / email: street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address.

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.

Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures [<https://developers.thameswater.co.uk/Developing-a-large-site/Planningyourdevelopment/Working-near-or-diverting-our-pipes>]. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

The applicant is advised to read the Thames Water guide working near or diverting our pipes [<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>]

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the website [<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>]

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. Thames Water 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 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

In order to protect groundwater quality from further deterioration: No infiltration-based sustainable drainage systems should be constructed on land affected by contamination, as contaminants can remobilise and cause groundwater pollution. Piling, or any other foundation designs using penetrative methods, should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution. Decommission of investigative boreholes to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with paragraph 170 of

the National Planning Policy Framework.

Prior to demolition or any construction work of the existing buildings, detailed UXO Risk Assessment will need to be undertaken by the applicant.

There are a number of large trees in Highgate Wood in close proximity to the southwestern boundary of the development site. Statutory protections are in place for these trees by virtue of the Highgate and Kilburn Open Spaces Act of 1886. The developer must ensure that future residents are mindful of this legislation and engage with the City of London Corporation before undertaking any works to trees located in the Wood, the branches of which may oversail their property

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.