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6 December 2024

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

Case Reference	HGY/2024/0450
Location	707-725 Lordship Lane, Wood Green, London, N22 5JY
Proposal	Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.
Received	21 February 2024

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.

Please see Condition 3 for Approved Plans and Specifications

Kevin Tohill
Interim Head of Development Management and Planning Enforcement
Planning Service

Conditions:

Time Limit

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

Phased Planning Permission

2. The Development hereby approved shall be 'phased planning permission' which expressly provides for the development to be delivered in the following three (3) phases:

Phase 1: Preparatory operations comprising of the following

- a. Diversion and or laying of services and service media for the supply or carriage of electricity, gas, water, sewage, telecommunications or other utilities, media or services
- b. Archaeological investigations
- c. Demolition works including excavation, removal of redundant utilities, removal of underground structures including foundations and ancillary activities
- d. Works of site clearance
- e. Remediation works
- f. Excavation works to adjust ground levels on site
- g. decommission of services
- h. ground investigations
- i. site survey works
- j. construction of temporary hoardings and fencing

Phase 2A: Below ground works inclusive of the following:

- k. Excavations for the formation of foundations, below ground structural or drainage works. Formation of foundations including piling, below ground structural or drainage works
- l. Formation of the ground floor slab

Phase 2B: All above ground works

- m. All superstructure works including the structural frame above the ground floor slab.

Reason: To assist with the identification of each chargeable development Phase and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that the development is delivered in a co-ordinated way.

Approved plans and Documents

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

100 P-00 Location Plan; 101 P-00 Existing Site Plan; 103 P-00 Demolition Plan; 105 P-00 Existing Street Elevations 01; 106 P-00 Existing Street Elevations 02; 120 P-01 Proposed Site Plan; 121 P-00 Proposed Street Elevations 01; 122 P-00 Proposed Street Elevations 02; 135 P-00 Proposed Site Sections 01; 136 P-00 Proposed Site Sections 02; 140 P-01 Proposed Site Plan Ground Floor; 141 P-01 Proposed Site Plan – Setting Out; 150 P-02 Block A-Proposed Level 00; 151 P-02 Block A-Proposed Mezzanine Level; 152 P-02 Block A-Proposed Level 01; 153 P-02 Block A-Proposed Level 02; 154 P-02 Block A-Proposed Level 03; 155 P-02 Block A-Proposed Level 04; 156 P-02 Block A-Proposed Level 05; 157 P-02 Block A-Proposed Level 06; 158 P-02 Block A-Proposed Level 07; 159 P-02 Block A-Proposed Level 08; 160 P-02 Block A-Proposed Level 09; 161 P-02 Block A-Proposed Level 10; 165 P-01 Block A Proposed North Elevation; 166 P-01 Block A Proposed South Elevation; 167 P-01 Block A Proposed East Elevation; 168 P-01 Block A Proposed West Elevation; 170 P-01 Block B-Proposed Level 00; 171 P-00 Block B-Proposed Level 01; 172 P-00 Block B-Proposed Level 02; 173 P-00 Block B-Proposed Level 03; 174 P-00 Block B-Proposed Level 04; 175 P-00 Block B-Proposed Level 05; 176 P-00 Block B-Proposed Level 06; 180 P-01 Block C-Proposed Level 00; 181 P-00 Block C-Proposed Level 01; 182 P-00 Block C-Proposed Level 02; 183 P-00 Block C-Proposed Level 03; 184 P-00 Block C-Proposed Level 04; 185 P-00 Block C-Proposed Level 05; 186 P-00 Block C-Proposed Level 06; 190 P-01 Block D-Proposed Level 00; 191 P-00 Block D-Proposed Level 01; 192 P-00 Block D-Proposed Level 02; 193 P-00 Block D-Proposed Level 03; 201 P-00 Block D - Proposed North and South Elevations; 202 P-00 Block D - Proposed East and West Elevations 01; 203 P-00 Block D - Proposed East and West Elevations 02; 212 P-00 Block B Proposed North Elevation; 213 P-00 Block B Proposed South Elevation; 214 P-00 Block B Proposed East Elevation; 215 P-01 Block B Proposed West Elevation; 216 P-00 Block C Proposed North Elevation; 217 P-00 Block C Proposed South Elevation; 218 P-00 Block C Proposed East Elevation; 219 P-00 Block C Proposed West Elevation; 220 P-01 Block A Proposed GA Section 01; 221 P-01 Block A Proposed GA Section 02; 222 P-01 Block A Proposed GA Section 03; 225 P-00 Block B GA Section 01; 226 P-00 Block B GA Section 02; 230 P-00 Block C GA Section 01; 231 P-00 Block C GA Section 02; 240 P-01 Block A - Bay Elevation 01 Lower; 241 P-01 Block A - Bay Elevation 01 Upper; 242 P-01 Block A - Bay Elevation 02 Lower; 243 P-01 Block A - Bay Elevation 02 Upper; 244 P-01 Block A - Bay Elevation 03 Lower; 245 P-01 Block A - Bay Elevation 03 Upper; 246 P-01 Block A - Bay Elevation 04 Lower; 247 P-01 Block A - Bay Elevation 04 Upper; 248 P-01 Block A - Bay Elevation 05 Lower; 249 P-01 Block A - Bay Elevation 05 Upper; 252 P-01 Block A - Bay Elevation 07 Lower; 253 P-01 Block A - Bay Elevation 07 Upper; 254 P-01 Block A - Bay Elevation 08 Lower; 255 P-01 Block A - Bay Elevation 08 Upper; 260 P-00 Block B - Bay Elevation 01; 261 P-00 Block B - Bay Elevation 02; 262 P-00 Block B - Bay Elevation 03; 263 P-00 Block B - Bay Elevation 04; 264 P-00 Block B - Bay Elevation 05; 270 P-00 Block C - Bay Elevation 01; 271 P-00 Block C - Bay Elevation 02; 272 P-00 Block C - Bay Elevation 03; 273 P-00 Block C - Bay Elevation 04; 274 P-00 Block C - Bay Elevation 05; 275 P-00 Block C - Bay Elevation 06; 280 P-00 Block D - Bay Elevation 01; 281 P-00 Block D - Bay Elevation 02; 310 P-00 Block B&C 1 Bed Apartment Types; 315 P-00 Block B&C 2

Bed WCH Apartment Types; 316 P-00 Block B WCH Apartment Types; 320 P-00 Block B&C 2 Bed Apartment Types 01; 321 P-00 Block B&C 2 Bed Apartment Types 02; 325 P-00 Block B&C Maisonette Types 01; 326 P-00 Block B&C Maisonette Types 02; 330 P-00 Block D - House Type 01; 331 P-00 Block D - House Type 02; 332 P-00 Block D - House Type 03

Landscape Proposal - First Floor Plan 7962-PHL-SW-00-DR-L-2002; Landscape Proposal - Roof Plan 7962-PHL-SW-00-DR-L-2003; Hardworks Plans - Ground Floor 7962-PHL-SW-00-DR-L-2201; Hardworks Plans - First Floor 7962-PHL-SW-00-DR-L-2202; Hardworks Plans - Roof 7962-PHL-SW-00-DR-L-2203; Softworks Plans - Ground Floor 7962-PHL-SW-00-DR-L-2301; Softworks Plans - First Floor 7962-PHL-SW-00-DR-L-2302; Softworks Plans - Roof 7962-PHL-SW-00-DR-L-2303; Landscape Site Sections 7962-PHL-SW-ZZ-DR-L-2801; Landscape Site Sections 7962-PHL-SW-00-DR-L-2802; Landscape Site Sections 7962-PHL-SW-00-DR-L-2803; Landscape Site Sections 7962-PHL-SW-ZZ-DR-L-2804; Landscape Design and Access Statement 7962-PHL-SW-XX-RP-L-2001; Landscape Management and Maintenance Plan 7962-PHL-SW-XX-OM-L-2001; Tree Management Plan 7962-PHL-SW-ZZ-DR-L-2401; General Arrangement Ground Floor Plan 7962-PHL-SW-00-DR-L-2101

Acoustic Report Revision B; Affordable Housing Statement June 2024 Rev 1; Air Quality Assessment Revision 2 (February 2024); Arboricultural Impact Assessment September 2023; Tree Management Plan June 2024; Circular Economy Statement Version 9; Construction Management Plan February 2023; Crime Statement Version 2; Cover Letter February 2024; Design and Access Statement P-00 February 2024; Daylight, Sunlight and Overshadowing February 2024; Daylight, Sunlight and Overshadowing: Assumptions Principles February 2024; Ecology Statement Volume 1; PEAR February 2024; Biodiversity Metric Condition Assessment February 2024; Biodiversity Metric Condition Assessment: Post Development Habitats February 2024; Urban Greening Factor June 2024; Energy Statement Version 4.1; Thermal Comfort Assessment Version 3.1; Equalities Statement February 2024; Fire Strategy Issue: 02a; Fire Statement Issue: 01a; Flood Risk Assessment Version 1 February 2024; HTVIA February 2024; Landscape Design and Access Statement Planning Issue: 16/02/2024; Lighting Statement Version 2; Market Demand Report December 2023; Operational Energy Assessment Version 4; Planning Statement February 2024; Residential Management Plan February 2024; Statement of Community Involvement Version 3 January 2023; Socio-Economic Benefits Statement February 2024; Student Needs; Assessment February 2024; Sustainability Statement Version 8; Sustainability Credential Memo June 2024 Version 1; Transport Assessment Revision 00; Framework Travel Plan Revision 00; Delivery and Servicing Plan Revision 01; Whole Life Carbon Assessment Version 9; Operation Waste Management Plan Version 5 June 2024

Reason: In order to ensure that the development is carried out in accordance with the approved details.

Detailed Design and Materials

4. Prior to the commencement of Phase 2b of the Development 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. Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;
 - d. Details of entrances, which shall include a recess of at least 115mm;
 - e. Details and locations of rain water pipes; and
 - f. Details of key junctions including cills, jambs and heads of windows, balconies and roof parapet

shall be submitted to and approved in writing by the Local Planning Authority. Samples of cladding, windows, roof, glazing, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

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

Boundary Treatment

5. Prior to occupation of the Development details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval. Once approved the details shall be provided as agreed and implemented in accordance with the approval.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policy D4 of the London Plan 2021, Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017

Hard and Soft Landscaping

6. 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 which shall provide 7 new trees. 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.

External Lighting

- 7. Prior to first occupation of the Development hereby approved details of all external lighting to 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 Met Police. The agreed lighting scheme shall be installed as approved and retained as such thereafter

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 of the Development Management Development Plan Document 2017.

Levels

- 8. Prior to commencement of Phase 1 of the development, details of all existing and proposed levels on the site in relation to the adjoining properties shall be submitted and approved by the Local Planning Authority. The development shall thereafter be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

Secure by Design Accreditation

9. Prior to the commencement of Phase 2b of the development, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. The development shall only be carried out in accordance with the approved details.

Reason: In the interest of creating safer, sustainable communities in accordance with Policy D11 of London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

Secure by Design Certification

10. Prior to the first occupation of each building, or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

Reason: In the interest of creating safer, sustainable communities in accordance with Policy D11 of London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

Land Contamination

11. A - Prior to commencement of Phase 1 (excluding investigative works): a desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.

B - Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, Phase 1 of the development (excluding investigative works) shall not commence until the desktop study is approved in writing by the Local Planning Authority.

C- If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed 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.

D - The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

E- Where remediation of contamination on the site is required, 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 the development is occupied.

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

Unexpected Contamination

12. 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.

NRMM

13.
 - a. Prior to the commencement of each Phase of the development, all plant and machinery to be used within that Phase shall be submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out within a Phase until all Non-Road Mobile Machinery (NRMM) and plant to be used within that Phase of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of anyworks within that Phase.
 - b. An inventory of all NRMM must be kept on site during the course of each Phase. 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

Demolition/Construction Environmental Management Plans

14. a. Prior to commencement of Phase 1 of the development, a Demolition Environmental Management Plan (DEMP) shall be submitted to and approved in writing by the local planning authority
- b. Development within Phase 2a shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).
- b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:
- i. A construction method statement which identifies the stages and details how works will be undertaken;
 - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - iii. Details of plant and machinery to be used during demolition/construction works;
 - iv. Details of an Unexploded Ordnance Survey;
 - v. Details of the waste management strategy;
 - vi. Details of community engagement arrangements;
 - vii. Details of any acoustic hoarding;
 - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - ix. Details of external lighting; and,
 - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
 - ii. Site access and car parking arrangements;
 - iii. Delivery booking systems;
 - iv. Agreed routes to/from the Plot;
 - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
 - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and

- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
 - i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
 - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
 - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
 - iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
 - v. A Dust Risk Assessment for the works; and
 - vi. Lorry Parking, in joint arrangement where appropriate.

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

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with Policies DM1, DM31 and DM23 of the Development Management Development Plan Document 2017.

Arboricultural Impact Assessment

- 15. The development hereby approved shall be constructed in accordance with the Arboricultural Impact Assessment (AIA) prepared by Arboricultural Solutions LLP dated September 2023

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021 and Policy SP13 of Haringey's Local Plan Strategic Policies 2017.

Delivery and Servicing Plan (DSP)

- 16. 6 months prior to the first occupation of the development the owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distance of a refuse truck on a waste collection day. It should demonstrate how the

development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

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

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

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

Cycle Parking Spaces

17. Prior to occupation of the development the applicant will be required to submit plans showing accessible; sheltered, and secure cycle parking for 480 long-stay, 16 short-stay student, 158 long-stay, 3 short-stay residential 5 commercial long-stay, spaces and the cycle parking associated with the Class E Land Use for approval. The quantity must be in line with the London Plan 2021 T5 Cycle and the design must be in line with the London Cycle Design Standard. No development within Phase 2 shall take place on site until the details have been submitted and approved in writing by the Council.

Reason: to be in accordance with the published London Plan 2021 Policy T5, and the cycle parking must be in line with the London Cycle Design Standards (LCDS).

Electric Vehicle Charging

18. Prior to occupation of the development the proposed car parking spaces must provide 4 active and 4 passive electric vehicle charging points to serve the on-site parking spaces from the onset in line with London Plan 2021. 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 Policies T6 the London Plan and policies DM31 and DM32 of the Development Management Development Plan Documents 2017.

Disabled Parking Bays

19. Prior to commencement of Phase 2b of the development the applicant will be required to submit and provide plans showing 10% of all units having access to a wheelchair accessible car parking spaces from the onset; this must be submitted for approval before any development within Phase 2 commences. The spaces should be provided on-site. As part of the 10% the plan will need to show 1 student, 1 commercial and 4 residential on-site car parking bays.

Reason: to ensure the development is in accordance with the published London Plan Policy T6.5.

Car Parking Management Plan

20. Prior to the first occupation of the development hereby approved the applicant shall submit for written approval a Car Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including all accessible car parking spaces (private and affordable housing). The car parking spaces should be leased and allocated in the following order:
- 1) Wheelchair accessible units or residents with a disability with the need for a car parking space;
 - 2) Family size units 4/3 bed units
 - 3) 2 bed four person units
 - 4) 2 bed 3 person units
 - 5) Any other units

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

Reason: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers. To protect the amenity of the site users and to promote sustainable travel consistent with Policy T6 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017 and Policies DM32 of the Development Management development Plan Document 2017.

Piling Method Statement

21. Phase 2a of the development shall not commence 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 significantly impact / cause failure of local underground sewerage utility infrastructure in line with Policy SI 5 of the London Plan 2021 and Policy DM29 of the Development Management Development Plan Document 2017

Satellite Dishes

22. The placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017

Telecommunication Apparatus

23. Notwithstanding any provisions to the contrary, no telecommunications apparatus shall be installed on a building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development in accordance with Policies DM1 and DM3 of the Development Management Development Plan Document 2017.

Architect Retention

24. The applicant must ensure that the project architect (Corstorphine & Wright) 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

Accessible Housing (Residential)

25. All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended) and 10% in accordance with Part M4(3) as wheelchair user accommodation, 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 for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5

Accessible Housing (Student Accommodation)

26. 1) 5 per cent of new student bedrooms to be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300- 2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice; or
- 2) 5 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice'

Reason: For the purposes of ensuring provision of accessible student accommodation in accordance with London Plan policy D5 and the relevant part of Policy E10 Part H and in order to provide a proportionate quantity of affordable accessible student accommodation.

Biodiversity

27. (a) Phase 2b of the development shall not commence until full details of the floor slab and any other noise attenuation measures between the commercial spaces and student accommodation have been submitted to and approved in writing by the Local Planning Authority.
- (b) The details shall be designed to ensure that at any junction between accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr. (c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the student accommodation directly above the commercial space and shall be maintained thereafter.

Reason: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation in accordance with Policies DM1 of the Development Management Development Plan Document 2017.

Noise levels (Student Accommodation)

28. (a) The student accommodation hereby approved shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the accommodation to which they relate have been submitted to and approved in writing by the Local Planning Authority.
- (b) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;
- Daytime Noise 7am – 11pm - Student rooms - 35dB(A) (LAeq,16hour).
 - Daytime Noise 7am – 11pm - living/kitchen/dining areas (LKD) - 40dB(A) (LAeq,16hour).
 - Night Time Noise 11pm -7am - Student rooms 30dB(A) (LAeq,8hour).

With individual noise events not to exceed 45 dB LAmax (measured with F time

weighting) more than 15 times in student rooms between 23:00hrs – 07:00hrs

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in all facades of the accommodation shall be installed and made operational prior to the occupation of any of the student accommodation as specified in part (a) of this condition and shall be maintained thereafter.

Reason: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation in accordance with Policies DM1 of the Development Management Development Plan Document 2017

Urban Greening Factor

29. Prior to completion of the construction work in Phase 2b, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.4 has been met through greening measures.

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

Ventilation and Extraction of fumes

30. (a) No ground floor commercial unit shall be occupied as a café/food hall (Use Class E(b)) (café/food hall/restaurant) until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority;
- (b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a café/food hall (Use Class E(b)) and shall be permanently maintained thereafter.

Reason: In order to prevent adverse impact on air quality in accordance with DM23 of the Development Management Development Plan Document 2017.

Hours of Operation

31. (a) Any café/food hall use (Use Class E(b)) (café/food hall/restaurant) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

Reason: To safeguard residential amenity in accordance with DM1 of the Development Management Development Plan Document 2017

Use Class Restriction

32. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the commercial units shall be occupied by flexible Use Class E only and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application

Reason: In order to restrict the use of the premises in the interest of the amenities of the area in line with DM1 of the Haringey DM DPD 2017.

Whole-Life Carbon

33. Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI 2 of the London Plan 2021 and Policies DM21 of the Development Management Development Plan Document 2017.

Circular Economy (Pre-Construction report, Post-Completion report)

34. Prior to the occupation of each of the student and the residential elements a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development / phase of development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy SI 7 of the London Plan 2017.

Digital Connectivity

35. Prior to the occupation of the development a detailed plan demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development in line with London Plan Policy SI6 shall be submitted to the GLA and approved in writing by, the local planning authority.

Reason: To ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments in accordance with Policy SI 6 of the London Plan 2017

Habitat Management Plan

36. Prior to first occupation of the development a Habitat Management Plan (HMP) shall be submitted to and approved in writing by the LPA. The content of the HMP shall include the following:
- a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Preparation of a work schedule (including annual work plan capable of rolling forward over a five-year period).
 - g. Details of the body or organisation responsible for implantation of the plan.
 - h. Ongoing monitoring and remedial measures.
 - i. Habitat creation and enhancement in accordance with the Statutory biodiversity metric applied to the application site to demonstrate that no net loss to biodiversity will be achieved.
 - j. Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where results from monitoring show that conservation aims and objectives of the HMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Biodiversity Monitoring Plan

37. Prior to first occupation of the development a Biodiversity Monitoring Plan that ensures that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development shall be submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council to ensure that the new project results in a measurable improvement in biodiversity, tracked and monitored over a long-term period.

Reason – In order to ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy G6 of the London Plan 2017.

Energy Strategy

38. The approved development shall not be occupied until verification that the energy and carbon mitigation measures outlined within the approved Energy Statement by Amber Management and Engineering Services Limited (Document Ref: LLWGSA-AMES-00-XX-RP-ME-001 v4.4, dated 04/07/24) have been implemented and are operational. Compliance shall be demonstrated via a completion report which shall be submitted to and approved in writing by the Local Planning Authority.

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.

Overheating

39. The approved development shall not be occupied until verification that the overheating control measures outlined within the approved Thermal Comfort Assessment by Amber Management and Engineering Services Limited (Document Ref: LLWGSA-AMES-00-XX-RP-ME-002 v3.2, dated 27/08/24) have been implemented and are operational. Compliance shall be demonstrated via a completion report which shall be submitted to and approved in writing by the Local Planning Authority.

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.

Building User Guide

40. Prior to occupation of the residential part of the development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand and will be issued to any residential occupants before they move in and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

BREEAM Certificate

41. Prior to the undertaking any works within Phase 2b associated with the construction of the commercial units a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.
- a) Within 6 months of commencement of Phase 2b of the development, the Design Stage Accreditation Certificate must be submitted. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.
 - b) Prior to occupation of the development, 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.
 - c) Within 3 months of occupation of the development, 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.

Living Roofs

42. A) Prior to commencement of Phase 2b of the development details of the living 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 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 roofs, 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 root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs 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.

B) Prior to the occupation of 90% of the dwellings/of the development, evidence must be submitted to and approved by the Local Planning Authority that the living 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 roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living 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.

Biodiversity

43. (a) Prior to commencement of Phase 2b of the development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain of 775.26%, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(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.

The 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Climate Change Adaption

44. Prior to first occupation of the development annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts shall be submitted to the Local Planning Authority.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, and SI7, and Local Plan (2017) Policies SP4 and DM21.

Circular Economy (Pre-Construction report, Post-Completion report)

45. (a) Prior to Phase 2a any demolition full details of the pre-demolition audit in accordance with section 4.6 of the GLA's adopted Circular Economy Statement guidance shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the development is designed to meet the relevant targets set out in the GLA Circular Economy Statement Guidance. The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.

(b) Prior to the commencement of Phase 2a of the development and following completion of RIBA Stage 4, an updated version of the approved Circular Economy Statement including a site waste management plan that reaffirms the approved strategy

or demonstrates improvements to it, shall be submitted to us and approved by the Local Planning Authority. The Circular Economy Statement must be prepared in accordance with the GLA Circular Economy Guidance and demonstrate that the development has been designed to meet the relevant targets set out in the guidance. The end-of-life strategy included in the statement shall include the approach to storing detailed building information relating to the structure and materials of the new building elements (and of the interventions to distinguish the historic from the new fabric). The development shall be carried out in accordance with the details we approve and shall be operated and managed throughout its life cycle in accordance with the approved details.

Reason: To ensure the development is resource efficient and maintains products and materials at their highest use for as long as possible in accordance with Policy SI7 in the London Plan 2021, Policy SP4 and the guidance set out in the Mayor of London's guidance 'Circular Economy Statements' (March 2022).

Water Consumption

46. The residential dwelling(s) and student accommodation shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF

Student Management Plan

47. Prior to the first occupation of the PBSA building development details of a student management plan for the proposed student accommodation shall be submitted to and approved in writing by the Local Planning Authority. The student accommodation shall thereafter be managed in accordance with the approved scheme unless agreed in writing by the council.

Reason: To safeguard the amenities of the area and manage the impact of the development in accordance with Policies DM15 of the Development Management Development Plan Document 2017.

Informatives:

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

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £1,644,151.16 (23735.4 sqm x £69.27) and the Haringey CIL charge will be £6,033,190.66 (22,936.4sqm x £263.04). This will be collected by Haringey after/should the scheme is/be implemented 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.

INFORMATIVE: CONSTRUCTION HOURS

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

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

INFORMATIVE: PARTY WALL ACT

The applicant'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.

INFORMATIVE: NAMING & NUMBERING

The new development will require numbering. The applicant 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.

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

INFORMATIVE: WATER PRESSURE

Thames Water will aim to provide customers with a minum 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

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 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

INFORMATIVE: THAMES WATER UNDERGROUND ASSETS

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

INFORMATIVE: ASBESTOS

Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction work carried out

INFORMATIVE: FLOOD RISK ACTIVITY PERMIT

Flood Risk Activity Permit- The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant

should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

INFORMATIVE: DESIGNING OUT CRIME OFFICERS

The applicant must seek the continual 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.

- 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.