

Mr Jack Goulde
HARINGEY COUNCIL
ALEXANDRA HOUSE
10
STATION ROAD
LONDON
United Kingdom
N22 7TR

18 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/2023/1832
Location	Garages, Partridge Way, Wood Green, London
Proposal	Minor material amendment under S. 73 to to vary condition 17 planning permission (ref. HGY/2021/2075) granted on 21/03/2022 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility; namely to provide flexibility for the Council to charge London Affordable Rent.
Received	11 July 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
Arboricultural Survey - Arboricultural Report for site at Partridge Way June 2021		16 July 2021
Construction Logistic Plan - P2339 Partridge Way Outline CLP v7 070721	Construction Logistic Plan	16 July 2021
0226-102 Rev P01 - Proposed Site Plan		16 July 2021
Landscape Proposal - Partridge Way_ Landscape Proposals_2021.06.28	Landscape Proposal	16 July 2021
Ecology Report - Partridge Way - Indigo- Preliminary Ecological Report	Ecology Report	16 July 2021
0226-101 Rev P01 - Proposed Block Plan		16 July 2021
Proposed Ninth Floor Plan - 0226 - 106-A3-Landscape		16 July 2021
0219-Partridge Way- DAS - July 2021 (2 of 2)	Design and Access Statement	16 July 2021
Transport Statement - v9 June 2021		16 July 2021
Acoustic Report -Partridge Way - MLM - Noise Impact Assessment		16 July 2021

Report (2of2)

Preliminary Risk Assessment Desk Study Appendices - P2794J2049 - Partridge Way - DS Apps v2.0_(1of2)		16 July 2021
UXO Report - P2794J2049 - Partridge Way - UXO Report_compressed	UXO Report	16 July 2021
0226-008 Rev P01 - Existing South West Elevation		16 July 2021
Energy Statement - 66201764-MLM-ZZ-XX-RP-SU-0001-EnergyStatement-03a		16 July 2021
Flood Risk and SUDs Assessment - ENM-REP-CIV-001_Flood Risk Assessment_C		16 July 2021
Air Quality Report - Partridge Way - MLM - Air Quality Assessment	Air Quality Assessment	16 July 2021
0226-107 Rev P02 - Proposed Roof Plan		16 July 2021
0226-108 Rev P01 - Proposed South West Elevation		16 July 2021
0226-104 Rev P01 - Proposed First Floor Plan		16 July 2021
0226-103 Rev P01 - Proposed Ground Floor Plan		16 July 2021
0226-109 Rev P01 - Proposed North Elevation		16 July 2021
0226-110 Rev P01 - Proposed South East Elevation		16 July 2021
0219-Partridge Way- DAS - July 2021 (1 of 2)	Design and Access Statement	16 July 2021
Sunlight and Daylight - Partridge Way - Rights of Light - Daylight and Sunlight Study (Neighbouring)	Sunlight and Daylight Reports	16 July 2021
Sunlight and Daylight - Partridge Way - Rights of Light - Daylight and Sunlight Study (Within)	Sunlight and Daylight Reports	16 July 2021
Wind Microclimate Assessment - Wind Microclimate Assessment - Partridge Way - issue 3		16 July 2021
Landscape Strategy - 0187_Partridge way landscape_bnd_2021.05.25-A1_1 (2)		16 July 2021
Preliminary Risk Assessment Desk Study - P2794J2049 - Partridge Way - Desk Study v2.0		16 July 2021
Acoustic Report -Partridge Way - MLM - Noise Impact Assessment Report (1of2)		16 July 2021
TX 141445 - Partridge Way - FSS report (Issue 4)	Fire Strategy	26 July 2021
TX 141445 - Partridge Way - Fire Statement (Issue 5)	Fire Strategy	26 July 2021
Planning Statement		30 July 2021
Summer Overheating Assessment in Dwellings – CIBSE TM59 Compliance		9 September 2021

Kevin Tohill

**Interim Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (28)

- 1 The development hereby permitted shall be begun not later than the expiration of 21/03/2025.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 21/03/2022 Haringey ref: HGY/2021/2075 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Details of materials proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/2786, unless agreed in writing with the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 and HC1 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The development shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be implemented as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications and maintenance plan (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of: a. any existing trees to be retained. b. any

existing trees to be removed. c. any existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority. d. Any new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an 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 and maintained in perpetuity for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the occupation of the development, management maintenance schedules, including details of who is responsible for maintenance, for each SuDS element of the development, shall be submitted to and approved in writing by the local planning authority. The SuDS shall remain in place for the lifetime of the development.

Reason: To manage and mitigate flood risk impacts in accordance with Policy SP5 of the Haringey Local Plan 2017 and Policy DM24 of the Haringey Development Management DPD 2017.

- 6 The development hereby approved shall be constructed in accordance with details of the Energy Statement submitted under approved application HGY/2023/2285, unless agreed in writing with 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 accordance with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

- 7 a) Prior to the occupation of the development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Local Planning Authority. This shall detail the biodiversity net gain, 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.

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).

- 8 Prior to occupation of the development, the following overheating measures must be installed to reduce the risk of overheating in habitable rooms in line with the Overheating Statement (dated 14 December 2020), prepared by MLM:
- Openable windows;
 - Glazing g-value of 0.46;
 - MVHR with summer bypass (1.5 ACH) and integrated heat pump during the summer.

These approved measures must be retained for the lifetime of the development.

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

- 9 The development hereby approved shall be carried out in accordance with details of Conceptual Model and risk assessment submitted under approved application HGY/2023/0379, unless agreed in writing with the Local Planning Authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SD1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

- 10** 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.

Reason: 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 accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017

- 11** The development shall be completed in accordance with details of the DEMP/CEMP submitted and approved under application ref: HGY/2023/0193, unless agreed in writing with the Local Planning Authority.

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 paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017

- 12** An Interim Travel Plan Statement for the future residents and visitors of the development, based on the principles set out in the Travel Plan Statement, shall be submitted to and approved in writing by the local planning authority within a period of no less than three months prior to occupation of the approved development. Without the prior agreement of the Local Planning Authority, the owner shall not allow the development to be occupied until the Interim Travel Plan Statement has been approved by the Local Planning Authority.

Following approval of the Interim Travel Plan Statement, the owner and all residents of the development shall comply with the approved Interim Travel Plan Statement.

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 13** Following approval of the Interim Travel Plan Statement, unless otherwise agreed with the Local Planning Authority, the owner shall submit to the Local Planning Authority a Full Travel Plan Statement for the residents and visitors of the development (including a baseline resident travel survey and updates to the mode share targets) no later than six months after first occupation or as soon as 75% of the dwellings become occupied, whichever is sooner.

Following approval of the Full Travel Plan Statement, the owner and all residents of the development shall comply with the approved Full Travel Plan Statement.

The owner shall undertake a review of the Full Travel Plan Statement annually to be submitted to the Local Planning Authority no later than the anniversary of the approval of the Full Travel Plan Statement or on a reasonable alternative date requested or approved by the Local Planning Authority and notified to the owner.

The owner shall have regard to any reasonable recommendations made by the Local Planning Authority upon the operation of the Travel Plan Statement following each annual review and discussion of the same with the Local Planning Authority.

The review and monitoring of the implementation of the Travel Plan Statement will span over a period of five years starting from the submission of the Full Travel Plan Statement (including the baseline staff travel survey).

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 14** Details of cycle parking facilities proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/1845, unless agreed in writing with the Local Planning Authority.

To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 15** The development hereby approved shall be implemented in accordance with details of the Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority under application HGY/2023/0192, unless agreed in writing with the Local Planning Authority.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 16** Prior to the first occupation of the approved development, a 'Secured by Design' accreditation shall be obtained for the building 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.

Reason: To ensure safe and secure development and reduce crime.

- 17** Notwithstanding any provisions to the contrary, the residential unit hereby approved shall be for rent at 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.

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

- 18** Prior to first occupation, evidence shall be submitted to demonstrate that arrangements have been made to secure the development as 'car free' in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy 6.13 of the London Plan 2016.

- 19** Prior to first occupation, evidence of entering into or establishing membership of a car club scheme, which includes the provision of two years' free membership for all residents, shall be submitted to and approved in writing by the local planning authority.

Reason: To enable residential occupiers to consider sustainable transport

options, as part of the measures to limit any net increase in travel movements.

- 20** The approved development 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 general safety of the highway.

- 21** No above-ground development shall take place and the approved development shall not be occupied except in accordance with the energy strategy 66201764-MLM-ZZ-XX-RP-SU-0001-EnergyStatement-03a the details of which shall first be submitted to and approved in writing by the local planning authority.

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

- 22** No above-ground development shall take place and the approved development shall not be occupied unless and until verified estimates of the 'be seen' energy performance indicators have been submitted via the GLA portal and a metering strategy submitted to the Local Planning Authority for approval.

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

- 23** 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 or the development implemented.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

- 24** The approved development shall not be implemented except in accordance with an approved construction management plan and construction logistic plan to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not prejudice the free flow of

vehicular and pedestrian traffic or the conditions of general safety of the highway

- 25 The approved development shall not be occupied until details of a telecommunications plan is submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity of the area.

- 26 The detailed design of the development hereby approved shall be undertaken or overseen by the existing architects or other such architects as approved in writing by the Local Planning Authority.

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 Haringey Local Plan 2017.

- 27 Details of piling proposed for the approved development shall be carried out in accordance with the piling method statement submitted under approved applications HGY/2023/0194, unless agreed in writing with the Local Planning Authority.

Reason: To protect nearby underground sewerage utility infrastructure in accordance with Policy DM28 of the Haringey Development Management DPD 2017.

- 28 Details and sample materials proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/2787, unless agreed in writing with the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: CIL The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the

plans, the Mayor's CIL charge will be £125,367.72 (2,077 residential sqm x £60.36 and the Haringey CIL charge will be £476,069.17 (2,077 sqm x £229.21). This will be collected by Haringey after the scheme is 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.

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: Hours of Construction Work

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: 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 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: The development offers limited opportunity to have above ground SuDS. The SuDS techniques have been included in the scheme including permeable paving throughout the site, will need to be lined to prevent infiltration and the possibility of mobilising contaminants that may be present. In satisfying the requirements of the relevant SuDS planning condition, the applicant will need to complete a pro-forma available from the Council's SuDS Officer, Pankit Shah, on

Pankit.shah@haringey.gov.uk

INFORMATIVE: 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.

INFORMATIVE: Prior to demolition of 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 works carried out.

INFORMATIVE: 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.

INFORMATIVE: 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 pre-application advice service and published 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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.