

APPENDIX E:

LIST OF SUGGESTED PLANNING CONDITIONS

As amended 27.05.2025

NO	Condition
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.
	Approved Plans
2	The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity
	Materials
3	No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the local planning authority A. External materials • Samples of all materials to be used in the construction of the external surfaces of the development, including sample panels of brickwork demonstrating the colour, texture, face bond and pointing; B. Windows and doors • Detailed drawings at a scale of 1:10 or 1:20 of all proposed windows and doors, including details of materials, finish, cills, reveals, jambs, lintels and glazing bars; C. Architectural detailing • Details (including drawings at a scale of 1:10 or 1:20 with sections where appropriate) of: i. Decorative brickwork, including lintels and arches ii. Eaves, soffits, and gable ends iii. Chimneys and party wall parapets; D. External features • Design, location and material finish of boundary treatments proposed; • Details of the refuse/ recycling/ bin enclosures in respect of different dwelling units to be provided to the backs of properties; • Details of the integrated cycle stores;

	• Location and proposed screening of air source heat pumps (ASHPs). • Details and locations of down pipes, rainwater pipes or foul pipes and all external vents. The development shall thereafter be carried out solely in accordance with the approved details; and thereafter retained Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Rookfield Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).
	Landscaping
4	Notwithstanding details of landscaping submitted with the application full details of a scheme depicting those areas to be treated by means of hard and soft landscaping, shall be submitted to, approved in writing by the Local Planning Authority. Such a scheme shall include details of hard surfacing materials details of planting with a schedule of species and detail of aftercare. The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the buildings 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
	Tree Protection Plan (TTP)
5	Notwithstanding the Arboricultural Impact Assessment submitted, prior to the commencement of the development and with reference to CCL 10738/ TPP REV 1. By Crown Tree Consultancy, details of the specification and position of protection measures and techniques to be adopted for the protection of trees from damage during the course of any activity related to the construction of the development, including foundation design, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall take the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). The development shall be constructed in accordance with the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

	All works to existing trees as highlighted in the report shall be carried out by a suitably qualified person working to BS 3998: 2010 guidelines. Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
	Ecology/ biodiversity
6	All works shall be carried out in full accordance with the recommendations contained in the Preliminary Ecological Appraisal (PEA), Preliminary Roost Assessment (PRA) and Jersey Cudweed Mitigation and Enhancement Plan, with at least 2 bat emergence surveys should be undertaken between May and August as detailed in the PEA, and if found, appropriate mitigation, including the installation of bat boxes should be provided. Reason: To comply with national, London and local policies regarding biodiversity and the protection of ecology as well as legislation relating to protected species.
	Flood and Water Management
7	Notwithstanding the Flood Risk Assessment submitted and before the development authorised by this permission commences the following information shall be submitted to, and approved in writing by, the Local Planning Authority: • Full calculations for the proposed attenuation systems are required including micro drainage or similar modelling for critical storms for the 1 in 100 year event plus an allowance for climate change, utilising the latest rainfall data. • Confirmation of the allowable discharge rate from the relevant water authority. • A diagram showing overland flow path(s) Thereafter the development shall be implemented in accordance with the approved details, which shall be fully operational before the development hereby approved is first occupied. Reason: To ensure the development does not increase flood risk to nearby properties and to provides satisfactory means of drainage in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
	Basement Method Statement
8	Notwithstanding the information submitted with this application no development shall take place until a Method Statement for the construction of the basement and a Ground Movement Assessment (GMA) considering the impact of the relevant stages of excavation and construction as well as overall impact to slope stability have been submitted to and approved in writing by the local planning authority.

	This information shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. The development thereafter shall be carried out in accordance with such approved methodology and detail. Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
	Chartered Engineer
9	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works. Reason: To ensure that the development is carried out in accordance with the approved engineering and contractor details, safeguarding the structural integrity of adjoining and neighbouring buildings, in line with Policy DM18 of the Haringey Development Management DPD 2017.
	Constriction Management & Logistics Plan
10	No development shall take place until a Construction Management and Logistics Plan, to include details of: I. A programme of works (including measures for traffic management); II. Vehicle routing and if any reversing manoeuvres on Chine and Cascade Avenue is required, provision for the management of their movement by a qualified and certificated banksman; III. Storage of plant and materials used in constructing the development; IV. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; V. The erection and maintenance of security hoarding where appropriate; VI. Parking of vehicles of site operatives and visitors; VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway; VIII. Contact details for the Site Supervisor responsible for on-site works; have been submitted to, and approved in writing by, the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

	Reason: 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.
	Considerate Constructors Scheme
11	No development (other than site preparation) shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public. Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
	NRMM
12	All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance 'Control of Dust and Emissions During Construction and Demolition' dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.
	Energy and Sustainability
13	The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement by the Base Energy (dated January 2023) delivering a minimum 84.0% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 11 kWp solar photovoltaic (PV) array across the total development. (a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to, and approved in writing 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; • Details of the PV in the form of 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) • Specification of any additional equipment installed to reduce carbon emissions. The development shall be carried out strictly in accordance with the details so approved prior to first operation/use and shall be maintained and retained for the lifetime of the development. (b) Within six months of first occupation/use, evidence that the solar PV and ASHPs installation has been installed correctly shall be submitted to, and approved in writing by, the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate. 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.
	Air Source Heat Pumps (ASHP)
14	The noise level from air source heat pumps shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor. The units shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
	Water consumption
15	The dwellings hereby approved 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.

	Water Butts
16	Prior to occupation, details of the location of water butts to be installed to intercept rainwater draining from the roofs of dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and subsequently provided. The approved facilities shall be retained thereafter. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
	Accessible and Adaptable building
17	The residential units hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing, in advance, with the Local Planning Authority. Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.
	Unknow contamination
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.
	Permitted Development
19	Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, and In line with the existing Article 4 Direction in place for the Rookfield Estate the following alterations: • the enlargement, improvement or other alteration of a house; • the erection or construction of a porch outside any external door of a house; • the construction within the curtilage of a house of a hardstanding for vehicles; • the erection, construction, maintenance, improvement or other alteration of gates, fences, walls or other means of enclosure; • the painting of the exterior brickwork or rendered surfaces of any building;

	cannot be carried out without the grant of planning permission having first been obtained from the local planning authority. Reason: To protect the special character and appearance of the Rookfield Estate Conservation Area by controlling proposed extensions and alterations consistent with Policy HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM11 and DM9 of The Development Management DPD 2017.
	Safeguarding privacy - terrace houses
20	Notwithstanding the plans hereby approved the first and second floor side windows as shown in drawing 6299-PL 23 shall be fitted with obscure glazing to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 metres. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing, in advance, by the local planning authority. Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
	Safeguarding privacy – converted pavilion
21	Notwithstanding the plans hereby approved the rear facing windows to the converted pavilion building as shown in drawing 6299-PL 24 shall be fitted with obscure glazing and be non-opening. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing, in advance, by the local planning authority. Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
	INFORMATIVE: ‘Jersey cudweed’
	In relation to the Jersey cudweed identified on site, as this is a protected species under the Wildlife and Countryside Act 1981 a licence would need to be obtained from Natural England to remove such a plant, appreciating such a matter is dealt with under separate licenses as opposed to planning legislation. As such an appropriate mitigation strategy may need to be agreed with Natural England as part of this licence.