

REPORT FOR DECISION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/2727

Ward: Muswell Hill

Plans and Drawing Numbers: See Appendix for list.

Approved Documents: See Appendix for list.

Address: Cranwood, 100 Woodside Avenue, London, N10 3JA

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

Applicant: London Borough of Haringey

Ownership: Council

Officer contact: Christopher Smith

2. SUMMARY OF DECISION

2.1 I exercise my delegated authority to enter the S106 and thereafter to issue permission and GRANT PLANNING PERMISSION subject to conditions, following:

- 1) The Planning Sub-Committee's (PSC's) resolution to grant planning permission on 6th June 2022
- 2) The imposition of an amended condition (as requested by the PSC)
- 3) The consideration of additional consultation responses
- 4) The signing of a letter securing the required planning obligations

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Details of the proposed development, site location details and relevant planning and enforcement history are contained in the Committee Report and its associated Addendum report presented to PSC on 6th June 2022.

4. ADDITIONAL CONSULTATION RESPONSES

4.1 The application was publicised prior to the PSC meeting on 6th June 2022 and Sections 4 and 5 (and Appendices 3 and 4) of the Committee Report set out internal and external comments that were received and taken account of by the PSC.

4.2 Since the date of PSC further comments have been received, as described below.

4.3 Additional responses received (3):

- Objection from 72 Muswell Hill Road and 26 Church Crescent
- Further objection received direct to Committee Services (address not given)

4.4 Issues raised in these representations that are material to the determination of the application are summarised as follows:

- Out of keeping with local character
- Inappropriate height
- Inappropriate density
- Excessive traffic
- Loss of on-street parking
- Lack of local parking control measures
- Impact on bus services
- Negative environmental impact
- Impact on local ecology
- Lack of assessment of impact on bats
- Lack of environmental impact assessment
- Lack of assessment of impact on local school
- Development is contrary to national and local policy and legislation

4.5 These material considerations were taken into account during the assessment of the planning application and responded to as appropriate within the Committee Report and the associated Addendum to the PSC. There have been no material changes to the circumstances of the site or its surroundings that would require these matters to be reconsidered by the Council.

4.6 Nevertheless, further clarification on these points is provided as appropriate in the sections below.

5. MATERIAL CONSIDERATIONS

5.1 Design and Appearance

5.2 As set out in the sub-committee report in paragraph 6.51 onwards, the height of the proposed building represents a gentle increase on the heights of buildings in the surrounding area. The detailed design of the building takes its cues from local context, which includes a range of buildings types of varying designs. As such, the building would appear as an appropriately-designed contemporary building that is not out of keeping with the surrounding area.

5.3 Transportation and Parking

5.4 As set out in the sub-committee report in paragraph 6.130 onwards, parking surveys of local streets undertaken in 2020 found that there is ample space overnight (34 available parking spaces) available to accommodate the additional parking demand (14 spaces) anticipated from this development proposal. There is no CPZ in this area and as such the development would not be car free. Its anticipated parking demand would instead be managed through sustainable transport methodologies including good quality cycle parking provision on-site, access to a car club, and a travel plan. The range and quality of public amenities within a short distance of the site would also help to keep parking demand low. Low parking demand also means that there would be only limited amounts of new vehicle movements on roads in the local area.

5.5 The application site is within a short walk of Highgate tube station and other local amenities and as such it is considered there would be a negligible increased demand for bus services from this development as the result of expected uptake in walking and cycling by residents, in addition to a preference for use of the nearby London Underground station.

5.6 Natural Environment

5.7 As set out in the sub-committee report in paragraph 6.155 onwards, the proposed development would deliver an urban greening factor of 0.45 which is greater than the policy compliant requirement of 0.4. There would be a significant net increase in the number of trees on site. The development would follow the requirements of the preliminary ecological

appraisal submitted with the application, which includes a requirement for further bat surveys and mitigation measures for commuting bats as appropriate, as well as other ecological improvements which will be secured by condition.

5.8 Other Considerations

5.9 The development does not fall within the thresholds for an Environmental Impact Assessment and as such an EIA is not considered necessary for this application. The development has been designed to avoid any material adverse impacts on the adjacent school in respect of a loss of sunlight and daylight, outlook or privacy and excessive noise, light or air pollution. Impact from construction works would be controlled by condition.

5.10 The committee report analysed the development proposal as a whole against all relevant planning policies and other material considerations were taken into account, and the recommendation of the report was to grant planning permission.

6. PLANNING OBLIGATIONS

6.1 Following further discussions after the date of the planning committee the list of planning obligations is now confirmed as follows:

- Council Rent Homes
- Carbon Offset Contribution and Management Fee - circa £16,615 (exact figure to be confirmed at a later date)
- Employment and Skills Contribution - £28,268.90
- Travel Plan
- Travel Plan Monitoring - £3,000
- Car Club
- Highway Works
- Monitoring Fee - £2,913.45

7. CONDITIONS & INFORMATIVES

7.1 During the course of the PSC meeting the Assistant Director for Housing clarified that a post-occupancy survey was standard for all developments and that the applicant would be happy to commit to this. The Head of Development Management suggested that this could be incorporated into Condition 20(c) to add the following wording: 'including a residents' survey to evidence this training and engagement'. The last sentence of Condition 20 would then read: 'This should include energy use data for the first year and a brief statement of occupant involvement, including a residents' survey, to evidence this training and engagement'. This was supported by the Committee. As such, Condition 20(c) has been updated to secure this change.

7.2 A full updated list of conditions and informatives is provided below in the Appendix.

8. CONCLUSIONS

8.1 As set out above the representations received raise no new material issues that were not considered in the Committee Report.

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

Appendix: Amended List of Conditions and Informatives

NB: for list of approved drawings numbers and documents see condition no. 2

Appendix 1 – Conditions and Informatives

Conditions

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

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

Existing: BVES-A4-Misc, 3649-LB-XX-XX-DP-A-1100, 3649-LB-XX-XX-DP-A-1010, 3649-LB-XX-XX-DP-A-1020, 3649-LB-XX-B1-DP-A-1030, 3649-LB-XX-00-DP-A-1031, 3649-LB-XX-01-DP-A-1032, 3649-LB-XX-XX-DE-A-1040, 3649-LB-XX-XX-DE-A-1041, 3649-LB-XX-XX-DS-A-1050; Proposed Plans: 3649-LB-XX-B1-DP-A-1200-GA, 3649-LB-XX-00-DP-A-1201-GA, 3649-LB-XX-01-DP-A-1202-GA, 3649-LB-XX-02-DP-A-1203-GA, 3649-LB-XX-03-DP-A-1204-GA, 3649-LB-XX-04-DP-A-1205-GA, 3649-LB-XX-RF-DP-A-1206-GA; Proposed Elevations: 3649-LB-XX-XX-DE-A-1300-GA, 3649-LB-XX-XX-DE-A-1301-GA, 3649-LB-XX-XX-DE-A-1302-GA, 3649-LB-XX-XX-DE-A-1303-GA, 3649-LB-XX-XX-DE-A-1304-GA, 3649-LB-XX-XX-DE-A-1305-GA, 3649-LB-XX-XX-DE-A-1306-GA, 3649-LB-XX-XX-DE-A-1307-GA; Proposed Sections: 3649-LB-XX-XX-DS-A-1400-GA, 3649-LB-XX-XX-DS-A-1401-GA, 3649-LB-XX-XX-DS-A-1402-GA; Landscape Plans: 3649-LB-XX-00-DR-L-9000 (Rev. P02), 3649-LB-XX-00-DR-L-9001 (Rev. P02), 3649-LB-XX-00-DR-L-9002 (Rev. P02), 3649-LB-XX-XX-DS-L-9100, 3649-LB-XX-XX-DD-L-9200, 3649-LB-XX-XX-DD-L-9201, 3649-LB-XX-XX-DD-L-9202.

Supporting documents also approved:

Planning Statement, Design & Access Statement, Flood Risk Assessment and Drainage Strategy, Statement of Community Involvement, Daylight & Sunlight Report, London Plan Fire Statement, Air Quality Assessment, Noise and Vibration Impact Assessment Report, Ground Investigation Report, Asbestos Demolition Survey, Unexploded Ordnance Desk Survey, Preliminary Ecological Appraisal, Bat Survey Report, Tree Survey and Arboricultural Impact Assessment, Energy and Sustainability Assessment, Embodied Carbon Assessment, Mechanical and Electrical Services, RIBA Stage 3 Civil and Structural Engineering Report, Townscape, Heritage and Visual Impact Assessment, Archaeological Desk-Based Assessment, Transport Assessment, Investigation of Underground Services, CCTV Survey Route Inspection document.

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

- 3) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority. Furthermore, the installation of any artificial lighting in the rear garden areas of the Block C dwellings shall not occur without the prior written consent of the City of London.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the

London Plan 2021 and Policy DM1 of the Development Management DPD 2017; and to protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

- 4) Prior to the commencement of above ground works (excepting demolition) detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Details of balustrading;
 - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of cycle, refuse enclosures and plant room; and
 - i) Any other external materials to be used;

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

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

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

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

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

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

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

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

- 8) Prior to first occupation of the development hereby approved details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer and Nature Conservation Officer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

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

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

- 10) Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and

Soft landscape works shall be supported by:

- e) Planting plans;
- f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- i) Existing trees to be retained;
- j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

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

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

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

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

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

- 13) Prior to the commencement above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall consider whether additional short-stay cycle parking can be provided close to Block B. The proposed development shall not be occupied until a minimum of 75 long-stay and 2 short-stay cycle parking spaces for the users of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

- 14) The approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be in broad conformity with the approved Delivery and Servicing Plan (submitted

alongside the Transport Assessment) and Transport for London's Delivery and Servicing Plan Guidance (2020). It shall also include details of vehicle tracking for delivery vehicles within the site. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first six months of occupation or at 75% occupancy, whichever comes first. The development shall thereafter be implemented in accordance with the approved details.

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

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

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure.

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

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

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

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

- 18) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

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

- 19) Demolition works shall not commence within the development until (a) a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence (other than demolition) until (b) a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The DEMP/CEMP shall include a Construction Logistics Plan (CLP), Air Quality and Dust Management Plan (AQDMP) and details of how demolition/construction works are to be undertaken, as appropriate. These documents shall also 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.

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); (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.

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 (of net power between 37kW and 560 kW) registration shall be available on site in the event of Local Authority Inspection; (iv) An inventory of NRMM currently on site and continually updated as necessary (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection, all plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions); (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.

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

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

- 20) The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement by Etude (dated September 2021 Rev D) delivering a minimum 90% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, very high fabric efficiencies (min. 28% reduction), air source heat pumps (ASHPs) and minimum 67kWp solar photovoltaic (PV) energy generation.

The development must be built in accordance with the approved overheating measures, and maintained for the lifetime of the development:

- Openable windows by 90 degrees;
- External horizontal shading above southern window openings;
- Fixed internal blinds with reflective backing;
- Window g-values of 0.50 or better;
- MVHR with summer bypass
- Hot water pipes insulated to high standards.
- No active cooling

(a) Prior to above ground construction, details of the proposed energy strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;
- Details of internal blinds to all habitable rooms: fixing mechanism, specification of the blinds, shading coefficient, etc;
- Air tightness delivery strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly shall be submitted to and approved by the Local Planning Authority. This shall include photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the

approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement, including a residents' survey, to evidence this training and engagement.

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

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

The development must be completed in accordance with the approved details.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

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

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

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

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

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

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

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

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

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

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

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

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

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

- 28) (a) Prior to the commencement of above ground construction works to Blocks A1 and A2, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP)

calculations. (b) Within one month of completion of Blocks A1 and A2, a Passivhaus Certificate will be submitted for approval demonstrating that Blocks A1 and A2 meet the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

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

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

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

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

Informatives

1. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.
2. Based on the information given on the plans, the Mayoral CIL charge will be £129,230.76 (2,141sqm x £60.36) and the Haringey CIL charge will be £788,144.92 (2,141sqm x £368.12 (Indexation included)). Social housing relief has not been included in these calculations.
3. The applicant is reminded that this planning permission does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.
4. The new development will require numbering. The applicant should contact Haringey Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3797 / email: street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address.
5. 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.
6. 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.
7. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures [<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>]. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
8. The applicant is advised to read the Thames Water guide working near or diverting our pipes [<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>]
9. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the website [<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>]
10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise

groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

11. In order to protect groundwater quality from further deterioration: No infiltration-based sustainable drainage systems should be constructed on land affected by contamination, as contaminants can remobilise and cause groundwater pollution. Piling, or any other foundation designs using penetrative methods, should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution. Decommission of investigative boreholes to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with paragraph 170 of the National Planning Policy Framework.
12. Prior to demolition or any construction work of the existing buildings, detailed UXO Risk Assessment will need to be undertaken by the applicant.
13. There are a number of large trees in Highgate Wood in close proximity to the southwestern boundary of the development site. Statutory protections are in place for these trees by virtue of the Highgate and Kilburn Open Spaces Act of 1886. The developer must ensure that future residents are mindful of this legislation and engage with the City of London Corporation before undertaking any works to trees located in the Wood, the branches of which may oversail their property.
14. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCs) to achieve accreditation. The services of MPS DOCs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
15. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.