

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Jordan Perlman
Newground Architects
48-50 Weston Street
London
SE1 3QJ

On behalf of
Jack Goulde
London Borough of Haringey
40 Cumberland Road
Wood Green
London
N22 7SG

Planning Application Reference No. **HGY/2022/0035**

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

NOTICE OF PLANNING PERMISSION

Location: **Land at Watts Close, N15**

Proposal: Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. The proposals includes 2. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 12/01/2022 and drawing numbers: 21095-00-001, 002, 003, 10-001, 002, 003, 004, 20-001, 002, 101, 102, 51-001, 002, 003, 004, 53-101, block plan, TM-495-LA-101, 102, 103.

Supplementary documents:

Air Quality Assessment ref. 444307-01(03) by RSK dated November 2021, Noise Impact Assessment by Anderson Acoustics dated November 2021, Arboricultural Impact Assessment prepared by Anna French Associates project 315 & Survey Data Sheet, Daylight and Sunlight Report (to Neighbouring Properties) Assessment by Right of Light Consulting dated 22/11/21, Daylight and Sunlight Report (within development) Assessment by Right of Light Consulting dated 22/11/21, Design and Access Statement by Newground Architects dated November 2021, Preliminary Ecological Assessment by TEP dated November 2021, Detailed Fire Strategy by Pellings dated 30/1/2021, Flood Risk Assessment & Drainage Strategy by Sweco Rev. 4 dated 17/12/2021, Phase 1 - Land Contamination Assessment by Ecologia dated 26/11/2021, Phase 2 Geo-Environmental Assessment by Ecologia dated 26/11/2021, Planning Statement by the London Borough of Haringey dated January 2022, Statement of Community Involvement (SCI) by the London Borough of Haringey dated November 2021, Sustainability and Energy Assessment ref. 001058PL/V6 by Pellings and LBH dated December 2021, Topographical Survey, Whole Life Cycle Analysis and Building Circularity by Pellings and LBH, Outline Construction Logistics Plan ref. 82082-B by PRP dated November 2021, Transport Assessment prepared by Icenl dated November 2021, Utilities Services Report by Sweco dated 2021 & Appendices, Travel Plan by Icenl dated November 2021, Overheating Analysis by Flatt V5 dated 17/12/2021, Bat Emergence/ Re-entry Survey Draft Report by Species dated September 2021, Cover letter by LBH dated 11/1/2022.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

SEE SCHEDULE OF CONDITIONS ATTACHED

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

09/06/2022

NOTE:

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.
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.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

HGY/2022/0035

The following conditions have been applied to this consent and these conditions must be complied with:

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.

2. The approved plans comprise drawing nos

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

21095-00-001, 002, 003, 10-001, 002, 003, 004, 20-001, 002, 101, 102, 51-001, 002, 003, 004, 53-101, block plan, TM-495-LA-101, 102, 103.

Supplementary documents:

Air Quality Assessment ref. 444307-01(03) by RSK dated November 2021, Noise Impact Assessment by Anderson Acoustics dated November 2021, Arboricultural Impact Assessment prepared by Anna French Associates project 315 & Survey Data Sheet, Daylight and Sunlight Report (to Neighbouring Properties) Assessment by Right of Light Consulting dated 22/11/21, Daylight and Sunlight Report (within development) Assessment by Right of Light Consulting dated 22/11/21, Design and Access Statement by Newground Architects dated November 2021, Preliminary Ecological Assessment by TEP dated November 2021, Detailed Fire Strategy by Pellings dated 30/1/2021, Flood Risk Assessment & Drainage Strategy by Sweco Rev. 4 dated 17/12/2021, Phase 1 - Land Contamination Assessment by Ecologia dated 26/11/2021, Phase 2 Geo-Environmental Assessment by Ecologia dated 26/11/2021, Planning Statement by the London Borough of Haringey dated January 2022, Statement of Community Involvement (SCI) by the London Borough of Haringey dated November 2021, Sustainability and Energy Assessment ref. 001058PL/V6 by Pellings and LBH dated December 2021, Topographical Survey, Whole Life Cycle Analysis and Building Circularity by Pellings and LBH, Outline Construction Logistics Plan ref. 82082-B by PRP dated November 2021, Transport Assessment prepared by Icení dated November 2021, Utilities Services Report by Sweco dated 2021 & Appendices, Travel Plan by Icení dated November 2021, Overheating Analysis by Flatt V5 dated 17/12/2021, Bat Emergence/ Re-entry Survey Draft Report by Species dated September 2021, Cover letter by LBH dated 11/1/2022.

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

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

3. Materials and Elevations

Prior to the commencement of buildings works above ground, 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.

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

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.

4. Energy

The development hereby approved shall be constructed in accordance with the Sustainability and Energy Assessment prepared by Sustain Quality (dated December 2021, v6) delivering a minimum 105% 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 56.1 kWp of solar photovoltaic (PV) energy generation.

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

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 18% reduction in SAP2012 carbon factors, including details to reduce thermal bridging;
- 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, demonstrating the roof area has been maximised, with the following details: 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);
- A metering strategy

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered and submitted information onto the GLA's Be Seen energy monitoring platform.

(d) 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 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 (2017) Policies SP4 and DM22.

5. Overheating

Prior to occupation of the development, details of internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds. Occupiers must retain internal blinds for the lifetime of the development, or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the TM59 Overheating Analysis prepared by Flatt (dated 17 December 2021, v5):

- Natural ventilation, with openable areas of 30° (restricted to 10° on the ground floor)
- Glazing g-value of 0.50
- Air tightness of 1m³/hm² @ 50Pa
- Internal blinds in all flats (shading coefficient of 0.6, short-wave radiant fraction of 0.3)
- 565mm window shading (window recess + Brise Soleil for south-facing elevations)
- MVHR with summer bypass
- Natural ventilation in corridors (with automated opening vent)
- No active cooling

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

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

6. Living roofs

(a) Prior to above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
- ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iii) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vi) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

7. Biodiversity

(a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, 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.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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

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

8. Land Contamination

Before development commences other than for investigative work:

a. Using the information already submitted on the Phase 1 Land Contamination Assessment with reference EES 20.109.1 V 3 prepared by Ecologia Ltd dated 15th September 2021, chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. 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 any additional 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.

9. Unexpected Contamination

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 line with paragraph 109 of the National Planning Policy Framework.

10. Demolition/Construction Environmental Management Plans

a. Demolition works shall not commence within the site until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority.

b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

The following applies to both Parts a and b above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with the Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

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

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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

11. Drainage

The authorised development shall not begin except for demolition works until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. This shall include drainage calculations and confirmation of rate and point of discharge from the water authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

12. Drainage 2

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.

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.

13. No Telecommunications apparatus

Notwithstanding any provisions to the contrary, no telecommunications apparatus (including satellite dishes) shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

14. Secured by Design

Prior to occupation of the development hereby approved, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

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

15. Cycle storage

The proposed 26 secure and covered cycle parking facilities as set out on the approved plan shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: 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.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

16. Refuse storage

Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to above ground works. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development, in accordance with policy 5.16 of the London Plan 2017, policy SP6 of the Haringey Local Plan 2017 and policy DM1 of the Haringey Development Management DPD 2017.

17. Hard and soft landscaping

Prior to the occupation of the residential units, 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 carried out 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. 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 (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. Those existing trees to be retained including a method protection statement.
- b. Those existing trees to be removed.
- c. Those 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. Those new trees (including a minimum of 19nos.) 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.

The hard landscaping scheme shall include detailed drawings of:

- e. acoustic boundary treatment to sub-station side
- f. mitigation to prevent cars from entering unintended areas

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. Both the soft and hard landscaping scheme, once implemented, shall be retained thereafter.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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.

18. Electric Vehicle Charging Points

Details and location of the electric vehicle charging points, shall be submitted and approved by the Council, prior to occupation. The charging points shall be installed, retained and maintained as approved thereafter.

Reason: To provide accessible electric vehicle charging points for vehicles in the interest of emission reduction.

19. Service and Delivery Plan

Prior to any residential use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

20. Obscure glazing

Details of window treatment and obscure glazing to side windows the first floor 2b/4p units (central block of flats) (at 1.7m from internal ground floor level) shall be submitted to the Council, at the relevant stage, in order to secure the privacy of occupiers within the residential homes and within the surrounding properties. The approved details shall be maintained and retained as approved.

Reason: In the interest of the protection of amenity of surrounding occupiers.

21. Piling/ Thames Water

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 be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

22. Noise attenuation to ASHP and substation acoustic barrier

The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The ASHP shall include noise attenuation enclosures and the boundary with the sub-station shall include an acoustic barrier. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the Local Planning Authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

23. Accessibility

Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and supplementary information unless otherwise agreed in writing by the Local Planning Authority. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

24. In event of Sale

Prior to the commencement of the development hereby approved, the owner/applicant, in the event that the site and planning permission is sold, shall enter into a s106 legal agreement with the local authority to secure the details in conditions 27 - 33 and any associated clauses within the letter from the Director of Housing Regeneration and Planning (DoHRP), to Assistant Director of Planning, Building Standards & Sustainability (ADoPBSS).

Reason: To safeguard community benefits and associated and agreed mitigation measures relating to the development.

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:

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 : Community Infrastructure Levy

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 £54,849.13 (908.7sqm x £60.36) and the Haringey CIL charge will be £18,937.31 (908.7sqm x £20.84). 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.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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:

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: Thames Water 1

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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 Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Thames Water Piling With regards to the Piling/ Thames Water condition above; please read 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 our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/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

Planning Service

6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504

www.haringey.gov.uk

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Building Control

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations, such as Part M and fire safety. Please refer to the following for further advice.

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

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.

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

09/06/2022