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16 January 2026

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

Case Reference	HGY/2025/1220
Location	Depot, 505-511 Archway Road, Hornsey, London, N6 4HX
Proposal	Redevelopment of existing car wash site to provide 16 new council homes comprising a 4-storey building fronting Archway Road and two 2-storey houses fronting Baker's Lane, with associated refuse/recycling stores, cycle stores, service space, amenity space and landscaping.
Received	7 May 2025

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

Title	Description	Date
ARC-MEPK-ZZ-00-D-A-101_P3_S1-Planning-GA Floor Plan - Level 0.pdf	Floor plan	7 May 2025
ARC-MEPK-ZZ-04-D-A-107_P2_S1-Planning-Proposed Site Plan.pdf	Block plan of the site	7 May 2025
ARC-MEPK-ZZ-XX-D-A-201_P3_S1-Planning-GA Elevations sheet 2.pdf	Elevation (Side) - Proposed	7 May 2025
5558_001R_3-0_PS_Noise Assessment.pdf	Noise impact assessment	7 May 2025
AFA-336-UGF-001-PL3 Urban Greening Factor.pdf	Additional plans	7 May 2025
ARC-MEPK-ZZ-XX-D-A-SLP 001_P2_S1-Planning-Site Location Plan.pdf	The location plan	7 May 2025
ARC-MEPK-ZZ-XX-D-A-200_P3_S1-Planning-GA Elevations sheet 1.pdf	Elevation (Front) - Proposed	7 May 2025
Preliminary Ecological Appraisal with Habitat Map appended - Archway Road (ref 251087).pdf	Biodiversity survey and report	7 May 2025
AFA-336-P-002-PL3 Landscape Proposals Roof.pdf	Additional plans	7 May 2025
ARC-MEPK-ZZ-03-D-A-104_P3_S1-Planning-GA Floor Plan - Level 3.pdf	Floor plan	7 May 2025
ARC-MEPK-ZZ-04-D-A-106_P2_S1-Planning-Existing Site Plan.pdf	Site/Block Plan - Existing	7 May 2025
Archway Road Fire Strategy Report Marshall Fire 24th Mar 2025.pdf	Fire Statement	7 May 2025

21299-MA-RP-D-TS01 - Transport Assessment_final.pdf	Transport assessment	7 May 2025
AFA-336-DOC-001-PL1-Maintenance Plan.pdf	Landscaping details	7 May 2025
AFA-336-DOC-002-PL3 Landscape Report.pdf	Landscaping details	7 May 2025
ARC-MEPK-ZZ-01-D-A-102_P3_S1-Planning-GA Floor Plan - Level 1.pdf	Floor plan	7 May 2025
A416-KCL-XX-XX-RP-M-0001 - Daylight and Sunlight Report.pdf	Daylight or sunlight assessment	7 May 2025
AFA-336-DOC-003-PL2 Arboricultural Report.pdf	Tree survey	7 May 2025
ARC-MEPK-ZZ-04-D-A-105_P3_S1-Planning-GA Floor Plan - Roof Level.pdf	Roof Plan - Proposed	7 May 2025
5564_002R_4-0_HF_Air Quality Assessment.pdf	Air quality assessment	7 May 2025
Archway Road Passivhaus Energy Assessment and Strategy.pdf	Other relevant information	7 May 2025
2025-04-30 Archway_Flood Risk Assessment and Drainage Strategy Report_CRE8 Rev A PLANNING.pdf	Drainage documentation	7 May 2025
AFA-336-PP-002-PL3 Planting Plan 2 Roof.pdf	Additional plans	7 May 2025
250124 Archway Road - Overheating Assessment Report.pdf	Other relevant information	7 May 2025
505-511 Archway Road HTVIA KMHeritage 010525.pdf	Heritage statement	7 May 2025
24024 Archway Road N6 DAS_final.pdf	Design and access statement	7 May 2025
250124 Archway Road Life Cycle Carbon Assessment V2.pdf	Other relevant information	7 May 2025
AFA-336-PP-001-PL3 Planting Plan Ground Floor.pdf	Additional plans	7 May 2025
250318 Archway Road Energy and Sustainability Strategy v.3.pdf	Sustainability appraisal	7 May 2025
ARC-MEPK-ZZ-02-D-A-103_P3_S1-Planning-GA Floor Plan - Level 2.pdf	Floor plan	7 May 2025
AFA-336-P-001-PL3 Landscape Proposals Ground Floor.pdf	Additional plans	7 May 2025
Revised Daylight & Sunlight Report - Neighbouring Buildings Elevation		14 August 2025
BNG Summary - Archway Road (ref 251087)		24 September 2025
Note on BNG Summary and Archway Statutory Metric		24 September 2025
Archway Road Statutory Metric		24 September 2025
Revised Daylight & Sunlight Assessment 17.10.25		24 October 2025
Part L 2021 GLA carbon emission reporting spreadsheet.pdf		28 October 2025
Addendum to Daylight and Sunlight Assessment Re 108 North Hill		6 November 2025

Head of Development Management and Planning Enforcement Planning Service

Conditions: (29)

- 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 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.

- ARC-MEPK-ZZ-00-D-A-101_P3_S1-Planning-GA Floor Plan - Level 0.pdf
- ARC-MEPK-ZZ-04-D-A-107_P2_S1-Planning-Proposed Site Plan.pdf
- ARC-MEPK-ZZ-XX-D-A-201_P3_S1-Planning-GA Elevations sheet 2.pdf
- 5558_001R_3-0_PS_Noise Assessment.pdf
- AFA-336-UGF-001-PL3 Urban Greening Factor.pdf
- ARC-MEPK-ZZ-XX-D-A-SLP 001_P2_S1-Planning-Site Location Plan.pdf
- ARC-MEPK-ZZ-XX-D-A-200_P3_S1-Planning-GA Elevations sheet 1.pdf
- Preliminary Ecological Appraisal with Habitat Map appended - Archway Road (ref 251087).pdf
- AFA-336-P-002-PL3 Landscape Proposals Roof.pdf
- ARC-MEPK-ZZ-03-D-A-104_P3_S1-Planning-GA Floor Plan - Level 3.pdf
- ARC-MEPK-ZZ-04-D-A-106_P2_S1-Planning-Existing Site Plan.pdf
- Archway Road Fire Strategy Report Marshall Fire 24th Mar 2025.pdf
- 21299-MA-RP-D-TS01 - Transport Assessment_final.pdf
- AFA-336-DOC-001-PL1-Maintenance Plan.pdf
- AFA-336-DOC-002-PL3 Landscape Report.pdf
- ARC-MEPK-ZZ-01-D-A-102_P3_S1-Planning-GA Floor Plan - Level 1.pdf
- A416-KCL-XX-XX-RP-M-0001 - Daylight and Sunlight Report.pdf
- AFA-336-DOC-003-PL2 Arboricultural Report.pdf
- ARC-MEPK-ZZ-04-D-A-105_P3_S1-Planning-GA Floor Plan - Roof Level.pdf
- 5564_002R_4-0_HF_Air Quality Assessment.pdf Page 84
- Planning Sub-Committee Report

- Archway Road Passivhaus Energy Assessment and Strategy.pdf
- 2025-04-30 Archway_Flood Risk Assessment and Drainage Strategy Report_CRE8 Rev A PLANNING.pdf
- AFA-336-PP-002-PL3 Planting Plan 2 Roof.pdf
- 250124 Archway Road - Overheating Assessment Report.pdf
- 505-511 Archway Road HTVIA KMHeritage 010525.pdf
- 24024 Archway Road N6 DAS_final.pdf
- 250124 Archway Road Life Cycle Carbon Assessment V2.pdf
- AFA-336-PP-001-PL3 Planting Plan Ground Floor.pdf
- 250318 Archway Road Energy and Sustainability Strategy v.3.pdf
- ARC-MEPK-ZZ-02-D-A-103_P3_S1-Planning-GA Floor Plan - Level 2.pdf
- AFA-336-P-001-PL3 Landscape Proposals Ground Floor.pdf
- Revised Daylight & Sunlight Report - Neighbouring Buildings Elevation
- BNG Summary - Archway Road (ref 251087)
- Note on BNG Summary and Archway Statutory Metric
- Archway Road Statutory Metric
- Revised Daylight & Sunlight Assessment 17.10.25
- Part L 2021 GLA carbon emission reporting spreadsheet.pdf
- Addendum to Daylight and Sunlight Assessment Re 108 North Hill

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** No above ground works shall commence until detailed design drawings and physical material samples relating to the building elements listed below have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled drawings (minimum 1:10), clearly illustrating dimensions, materiality, and construction detailing, prepared by the project architect and addressing the following elements. The development shall thereafter be carried out in accordance with the approved details.

A. Facing Brickwork:

A minimum 1m x 1m sample panel to be constructed on site, showing the proposed brick type, colour, texture, bond, mortar mix, and pointing style. Details of any brickwork articulation, including decorative features, copings, or special brickwork elements.

B. Roofing Materials and Junctions:

Physical samples of all roofing materials proposed, including metal finishes. Detailed drawings showing ridge, verge, gutter profiles, and all junctions between roofing materials and brickwork, including transitions between pitched and vertical surfaces.

C. Metalwork and Architectural Features:

Samples and detailed drawings of any fretwork or decorative metal elements, including those proposed for the top floor front elevation. Details of copings, parapets, and other roofline features.

D. Windows and Doors:

Detailed drawings at a scale of 1:10, including plan, elevation, and section views, clearly illustrating head, jamb, cill, reveal, and surround construction. All external openings shall be recessed by a minimum of 115mm. Physical samples of window frames and door finishes.

E. Entrance and External Fixtures:

Detailed drawings of the front entrance overhang. Locations and specifications of all external rainwater goods, including downpipes, foul pipes, and meter boxes. Samples of metal finishes for rainwater goods and external fixtures.

F. Balcony Enclosures and Screening:

Detailed drawings and material samples of balcony balustrades, privacy screens, and associated fixings.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

- 4** Notwithstanding 'Drawing No. AFA-336-P-001 - Landscape Proposals Ground Floor' and 'Drawing No. AFA-336-P-002 - Landscape Proposals Roof', and prior to first occupation of the development, detailed specifications of hard surfacing, planting, boundary treatments, and any external lighting (if used) which would need to be low-level and carefully sited to avoid light spill, shall be submitted to and approved in writing by the Local Planning Authority.

These details shall cover the forecourt area to the front, the courtyard garden to the rear of the flatted block, and the gardens to the new houses. The approved works shall be fully implemented prior to first occupation or completion of the development (whichever is sooner) and shall thereafter be maintained to the satisfaction of the Local Planning Authority. Any new tree that dies, is removed, or becomes seriously damaged or diseased within the first five years following planting shall be replaced in the next available planting season with a specimen of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality design for both the forecourt and courtyard areas, including appropriate lighting, in the interests of visual amenity and to

comply with London Plan Policy G7 (2021), Local Plan Policy SP11 (2017), and Policy DM1 of the Development Management DPD (2017).

- 5 Prior to above ground works taking place details of the living roof shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants shall 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 substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof shall not rely on one species of plant life such as Sedum (which are not native); and a Management and Maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and 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 water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Local Plan (2017).

- 6 The applicant will be required to submit plans showing accessible; sheltered, and secure cycle parking for 32 long-stay and 2 short -stay spaces located in an accessible location for approval. The quantity must be in line with the London Plan, and the design must be in line with the London Cycle Design Standard. No development (including demolition) shall take place on site until the details have been submitted and approved in writing by the Council.

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

- 7 The flats/houses hereby approved shall be designed and constructed in accordance with the requirements of Building Regulations Part M4(2) (accessible and adaptable dwellings) and/or Part M4(3) (wheelchair user dwellings), as specified in the approved plans. The development shall be

carried out in compliance with these standards and retained as such thereafter for the lifetime of the development.

Reason: To ensure that the internal layout of the building provides inclusive accommodation, and flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy D7 of the London Plan 2021.

- 8 Save for any changes required/approved under the Final Energy Strategy referred to below, the development hereby approved shall not be occupied until it has been constructed in accordance with the Energy and Sustainability Statement prepared by JAW Sustainability (dated March 2025) delivering a minimum 77% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, exhaust heat pumps (ASHPs) and solar photovoltaic (PV) panels.

Prior to above ground construction, details of the final Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Confirmation of the necessary fabric efficiencies to achieve a minimum 18% reduction, 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); and
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out in accordance with the details so approved prior to first occupation 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.

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 Policy SI2 of the London Plan 2021 and Policies SP4 and DM22 of the Haringey Local Plan 2017.

- 9 The flatted block shall not be occupied until details of the location of a water butt with a minimum capacity of 120L, to intercept rainwater from the block's roof, have been submitted to and approved in writing by the Local Planning Authority. The water butt shall be installed prior to occupation and retained thereafter for the lifetime of the development.

Reason: To reduce water demand and surface water runoff, and to improve the sustainability of the block in accordance with Haringey Local Plan Policies SP5, DM21, DM24 and DM25.

- 10 The flats/houses hereby approved shall not be occupied until they have been constructed to meet, as a minimum, the higher Building Regulation standard Part G for water consumption, aiming to be limited to 110 litres per person per day using the fittings approach.

Reason: The site is located within an area of serious water stress, requiring water efficiency opportunities to be maximised to mitigate the impacts of climate change, promote sustainability, and use natural resources prudently, in accordance with the National Planning Policy Framework (NPPF).

- 11 Prior to first occupation of development, and notwithstanding the Preliminary Ecological Appraisal prepared by Indigo Surveys Ltd submitted, no works including demolition/site clearance shall take place until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

The Plan shall demonstrate how the development will achieve a minimum of 10% biodiversity net gain, calculated using the latest Defra biodiversity metric, and shall include details of proposed measures such as:

- On-site habitat creation, including soft landscaping and tree planting;
- Biodiversity green roofs; and
- Any off-site biodiversity units or credits, if applicable.

The development shall be carried out and retained thereafter in full accordance with the approved Biodiversity Gain Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024, and in order to comply with policy G5 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 (as inserted

by Schedule 14 of the Environment Act 2021).

- 12** Prior to first occupation of the development hereby approved, a Habitat Monitoring and Management Plan (HMMP) proportionate to the approved biodiversity measures shall be submitted to and approved in writing by the Local Planning Authority.

The HMMP shall set out long-term management and monitoring arrangements and maintenance schedules for the biodiversity net gain measures, along with and a methodology to ensure the submission of monitoring reports. for a period of at least 30 years and shall be implemented in full and adhered to throughout that period.

Monitoring reports shall be submitted to, and approved in writing by, the Local Planning Authority at years 2, 5, 7, 10, 20 and 30 from commencement of development, unless otherwise stated in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

Reason: To ensure that the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024.

- 13** A) Prior to the commencement of the relevant part of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

B) Prior to the commencement of the relevant part of the development, evidence that all plant and machinery to be used during the demolition and construction phases of the development meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to, and approved in writing by, the Local Planning Authority.

C) During the course of the demolition, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and to comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

- 14** Prior to the first occupation of the development, the developer shall enter into an agreement under Section 278 of the Highways Act 1980 with the Highway Authority to secure the delivery of pedestrian access improvements associated with the development. These works shall include:

- The removal of the redundant vehicular crossover across the footway into the site and reinstatement of the public footpath at this location; and
- The installation of a new zebra crossing on Archway Road, following detailed design and completion of a Road Safety Audit, or a 3 prong zebra crossing on to the central island at the junction of Archway Road/Bakers Lane following further detailed design.

The development shall not be occupied until the above works have been completed in full and to the satisfaction of the Local Highway Authority, the Local Planning Authority and TfL.

Reason: In order to confine access to the permitted points in order to ensure that the development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway, consistent with Policy T4 of the London Plan 2021 and Policies DM33 & DM34 of The Development Management DPD 2017.

- 15** Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a

report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SI 1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

- 16** 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.

- 17** No construction or demolition shall take place, other than site clearance, until a Demolition and Construction Logistics Management Plan (DCLMP) has been submitted to and approved in writing by the Local Planning Authority. Where demolition and construction works are undertaken by separate contractors, individual Plans may be submitted for each phase. The submitted plan(s) must provide the following details:

1. A clearly phased schedule including demolition, enabling works, and main construction.
2. Proposed working hours and confirmation that construction vehicle movements shall avoid peak hours (AM/PM).
3. Proposed arrangements for vehicle access/loading.
4. Details of vehicle types, quantity, and vehicular swept path analyses.
5. Identification of loading/unloading bays and areas for materials handling and visiting construction vehicles.
6. Storage of plant and materials used in constructing the development.
7. Details of a construction compound, including the siting of any temporary site office, toilets, skips, or any other structure.
8. Erection and maintenance of security hoarding where appropriate.
9. Wheel cleaning/wash facilities to prevent mud or dust from migrating onto the adjacent highway.
10. Measures taken to ensure continued and safe access and movement for pedestrians along Archway Road.

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.

- 18** A Demolition and Construction Environmental Management Plan (DCEMP) assessing the environmental impacts in connection with carrying out the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The DCEMP shall assess impacts during the demolition/constructions phase on nearby residents and other occupiers and bats/birds, and shall include measures to mitigate any identified impacts. Where demolition and construction works are undertaken by separate contractors, individual Plans may be submitted for each phase. The DCEMP shall include, but not be limited to, the following:

- Noise management measures, including working hours, use of silencers, and monitoring protocols;
- Dust control measures, such as wheel washing, damping down, and screening;
- Air quality mitigation, including vehicle emissions control and minimisation of idling;
- Ecological safeguards, including a further roost assessment for birds/bats prior to demolition or tree removal and how they would be protected;
- Seasonal restrictions, ensuring that removal of trees and buildings avoids the bird nesting season (March to September inclusive), unless preceded by a nesting bird check by a qualified ecologist;
- Contact details of the site manager responsible for day-to-day operations; and
- Procedures for receiving, recording, and responding to complaints from the public.

The development shall be carried out in accordance with the approved details, and no variation shall take place without the prior written consent of the Local Planning Authority.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality, in accordance with Policies SI1, T4 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 and DM23 of the Development Management DPD 2017.

- 19** Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking or re-enacting that Order, no rear extensions, outbuildings, porches, or means of enclosure (including walls and fences shall be erected in connection with the new houses facing Bakers Lane without planning permission having first been obtained from the Local Planning Authority.

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.

- 20** The placement of a satellite dish or television antenna on any external surface of the flatted block or new houses hereby approved is precluded, with the exception of a communal solution for the flatted units. Details of any such communal provision shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the flats hereby approved. The approved provision shall be installed in accordance with the approved details retained as such thereafter.

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

- 21** Prior to first occupation of the development, details of waste management arrangements in connection with the refuse stores as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. These details shall include confirmation of the capacity and layout of refuse and recycling storage areas, and access arrangements for collection crews. The approved waste management arrangements shall be implemented in full prior to first occupation and retained thereafter for the lifetime of the development.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 22** Prior to the commencement of any works the site the Contractor Company must register with the Considerate Constructors Scheme. Proof of registration shall be submitted to, and approved in writing by, the Local Planning Authority. Registration shall be maintained throughout the demolition and the construction phases.

Reason: To protect the amenity of the local community and comply with Policy SI1 of the London Plan.

- 23** a) Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.
- b) Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

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

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 24** No piling shall take place until a Piling Method Statement (detailing the depth and type of any 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) and piling layout plan including all wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: Piling has the potential to significantly impact / cause failure of local underground utility infrastructure, and to comply with Policy SI 5 of the London Plan 2021 and Policy DM 29 of the Development Management Development Plan 2017.

- 25** Prior to the commencement of above ground works, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Energy and Sustainability Assessment

rev 3 by EAL Consult (dated Feb 2025) and passive mitigation measures as a minimum should include brise soleil and retractable awnings in accordance with 1544/07 rev A Elevations as proposed by CG Architects (dated Mar 2024).

This report shall include:

- Revised and further modelling of units modelled based on CIBSE TM52 and TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile with openable and closed window scenarios;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures by following the Cooling Hierarchy;
- Modelling of mitigation measures required to pass current and future weather files, clearly setting out how the proposed mechanical cooling demand will be reduced, and which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Details of the external brise soleil and retractable awnings in accordance with 1544/07 rev A Elevations as proposed by CG Architects (dated Mar 2024); drawings should include dimensions and specifications of the brise soleil and retractable awnings;
- Details of internal blinds to all habitable rooms, including the fixing mechanism, specification of the blinds, shading coefficient;
- Details of mechanical cooling for the residential and commercial units, including the active cooling demand on an area-weighted average in MJ/m² and MY/year, specifications and efficiency of the equipment.
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to first occupation, the development shall be built in accordance with the overheating measures as approved in part (a) and they shall be retained thereafter for the lifetime of the development:

- Openable windows;
- External shading / brise soleil;
- Retractable awnings (for the commercial units);
- Fixed internal blinds with white backing;
- Window g-values of 0.5 or better;
- Mechanical ventilation (4ach) to bedroom windows facing Bedford Road;
- Background ventilation with acoustic vents to living rooms facing Bedford Road;
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the

latest approved Overheating Strategy.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, and to comply with Policy SI4 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Local Plan 2017.

- 26 Prior to first occupation, an Urban Greening Factor statement shall be submitted to, and approved in writing, by the Local Planning Authority, demonstrating a target factor of 0.4 has been met on site through greening measures. These measures shall thereafter be permanently retained for the lifetime of the development.

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

- 27 The development shall not be occupied until two blue badge parking spaces located on the public highway have been allocated via Traffic Management Order to the occupiers of fully accessible homes within the development.

Reason: To ensure accessible car parking is provided for residents, in compliance with the London Plan.

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

- Consolidation of deliveries,
- Last mile delivery using cargo bikes,
- Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance.
- The final DSP must be submitted at least 6 months before the site is

occupied and must be reviewed annually for a period of 3 years unless otherwise agreed by the highway's authority.

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

- 29** Prior to the installation of any external lighting to the rear courtyard or roof terraces, full details shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall specify the type, location and height of all proposed lighting, confirm that the lighting will be low level, setting out luminance levels, light spread and hours of operation. The lighting thereafter shall only be installed as approved, and operated only in accordance with the approved details.

Reason: To safeguard the amenity of neighbouring occupiers and protect the visual character of the locality, in accordance with Policies DM1 and DM23 of the Development Management Development Plan Document 2017.

Informatives:

INFORMATIVE: NPPF

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.

INFORMATIVE: Land Ownership

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

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £79,275.70 (1090 sqm x £72.73) and the Haringey CIL charge will be £483,436.80 (1090 sqm x £443.52 (index rated)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL Index and Haringey's Annual CIL Rate Summary.

INFORMATIVE: Naming and Numbering

The new development will require naming/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: Secure by Design

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: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

INFORMATIVE: Legal Matters – Directors' Letter.

This planning permission is subject to an agreement between the applicant and the Local Planning Authority with respect to various obligations. This planning permission must be read in conjunction with the associated Directors' Letter that secures financial

and non-financial obligations. The agreement relates to carbon offset contribution, highways and landscaping works, travel plan, car club provision, car-free development, construction logistic contribution, S106 monitoring, local employment, energy plan etc.

INFORMATIVE: Biodiversity Net Gain (BNG) Informative (1/2).

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is the London Borough of Haringey.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition.

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

INFORMATIVE: Biodiversity Net Gain (BNG) Informative (2/2).

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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

