

ADDRESS: Land bounded by Seven Sisters Road to the North, Woodberry Grove to the West, and Devan Grove and Eastern Reservoir to the South, which includes buildings identified as The Happy Man Public House, 89 Woodberry Grove, 440 Seven Sisters Road, 1-25 Bayhurst House, 1-30 Chattenden House, 1-45 Farningham Road, 1-80 Ashdale House, 1-80 Burtonwood House, Woodberry Down, London, N4

WARD: Woodberry Down **REPORT AUTHOR:** Catherine Slade

APPLICATION NUMBER: 2019/2514 **VALID DATE:** 17/07/2019

DRAWING NUMBERS:

- DPA-050 LOCATION PLAN
- DPA-051 rev 01 SITE PLAN (Interim Stage)
- DPA-052 rev 01 SITE PLAN (Final Stage)
- DPA-053 rev 01 GROUND LEVEL PLAN
- DPA-100 rev 01 BLOCK A - BASEMENT PLAN
- DPA-101 rev 01 BLOCK A - GROUND FLOOR PLAN
- DPA-102 BLOCK A - MEZZANINE PLAN
- DPA-103 rev 01 BLOCK A - LEVEL 01 PLAN
- DPA-104 rev 01 BLOCK A - LEVEL 02 PLAN
- DPA-105 rev 01 BLOCK A - LEVEL 03 PLAN DPA-106 rev 01 BLOCK A - LEVEL 04 PLAN
- DPA-107 rev 01 BLOCK A - LEVEL 05 PLAN
- DPA-108 rev 01 BLOCK A - LEVEL 06 PLAN
- DPA-109 rev 01 BLOCK A - LEVEL 07 PLAN
- DPA-110 rev 01 BLOCK A - LEVEL 08 PLAN
- DPA-111 rev 01 BLOCK A - LEVEL 09 PLAN
- DPA-112 rev 01 BLOCK A - LEVEL 10 PLAN
- DPA-113 BLOCK A - LEVEL 11 PLAN
- DPA-114 BLOCK A - ROOF PLAN
- DPA-115 rev 01 BLOCK B - GROUND FLOOR PLAN
- DPA-116 rev 01 BLOCK B - MEZZANINE PLAN
- DPA-117 rev 01 BLOCK B - LEVEL 01 PLAN
- DPA-118 rev 01 BLOCK B - LEVEL 02 PLAN
- DPA-119 rev 01 BLOCK B - LEVEL 03 PLAN
- DPA-120 rev 01 BLOCK B - LEVEL 04 PLAN
- DPA-121 rev 01 BLOCK B - LEVEL 05 PLAN
- DPA-122 rev 01 BLOCK B - LEVEL 06 PLAN
- DPA-123 rev 01 BLOCK B - LEVEL 07 PLAN
- DPA-124 rev 01 BLOCK B - LEVEL 08 PLAN
- DPA-125 rev 01 BLOCK B - LEVEL 09 PLAN
- DPA-126 rev 01 BLOCK B - LEVEL 10 PLAN
- DPA-127 rev 01 BLOCK B - LEVEL 11 PLAN
- DPA-128 rev 01 BLOCK B - LEVEL 12 PLAN
- DPA-129 rev 01 BLOCK B - LEVEL 13 PLAN
- DPA-130 rev 01 BLOCK B - LEVEL 14 PLAN
- DPA-131 rev 01 BLOCK B - LEVEL 15 PLAN

DPA-132 rev 01 BLOCK B - LEVEL 16 PLAN
DPA-133 rev 01 BLOCK B - LEVEL 17 PLAN
DPA-134 rev 01 BLOCK B - LEVEL 18 PLAN
DPA-135 rev 01 BLOCK B - LEVEL 19 PLAN
DPA-136 rev 01 BLOCK B - ROOF PLAN
DPA-137 rev 01 BUILDINGS A4, B4, B5 - GROUND FLOOR PLAN
DPA-138 rev 01 BUILDINGS A4, B4, B5 - MEZZANINE PLAN
DPA-139 rev 01 BUILDINGS A4, B4, B5 - LEVEL 01 PLAN
DPA-140 rev 01 BUILDINGS A4, B4, B5 - LEVEL 02 PLAN
DPA-141 rev 01 BUILDINGS A4, B4, B5 - LEVEL 03 PLAN
DPA-142 rev 01 BUILDINGS A4, B4, B5 - LEVEL 04 PLAN
DPA-143 rev 01 BUILDINGS A4, B4, B5 - LEVEL 05 PLAN
DPA-144 rev 01 BUILDINGS A4, B4, B5 - LEVEL 06 PLAN
DPA-145 BUILDINGS A4, B4, B5 - ROOF PLAN
DPA-200 BLOCK A - NORTH WEST ELEVATION (SEVEN SISTERS)
DPA-201 BLOCK A - SOUTH WEST ELEVATION (WOODBERRY GROVE)
DPA-202 BLOCK A - SOUTH EAST & NORTH EAST ELEVATION
DPA-203 rev 01 BLOCK A - COURTYARD ELEVATIONS 1
DPA-204 rev 01 BLOCK A - COURTYARD ELEVATIONS 2
DPA-205 rev 01 BLOCK B - NORTH WEST ELEVATION (SEVEN SISTERS)
DPA-206 BLOCK B - SOUTH WEST & SOUTH EAST ELEVATION
DPA-207 rev 01 BLOCK B - NORTH EAST ELEVATION
DPA-208 rev 01 BLOCK B - SOUTH WEST ELEVATION (COURTYARD)
DPA-209 rev 01 BLOCK B - SOUTH EAST ELEVATION (COURTYARD)
DPA-210 rev 01 BLOCK B - NORTH WEST & NORTH EAST ELEVATION (COURTYARD)
DPA-211 rev 01 BUILDING A4 - ELEVATIONS
DPA-212 rev 01 BUILDINGS B4 & B5 - NORTH WEST & SOUTH WEST ELEVATION
DPA-213 BUILDINGS B4 & B5 - SOUTH EAST & NORTH EAST ELEVATION
DPA-300 TYPICAL FACADE DETAILS 1
DPA-301 TYPICAL FACADE DETAILS 2
DPA-302 TYPICAL FACADE DETAILS 3

LANDSCAPE DRAWING NUMBERS:

1519/010 rev G BLOCK A PRIVATE PODIUM TERRACE GARDENS
1519/013 Rev E BLOCK B PRIVATE PODIUM TERRACE GARDENS
1519/010 rev I PLAY STRATEGY
1519/027 rev C URBAN GREENING FACTOR PLAN AND SCHEDULE
1519/029 rev I TREE PLANTING STRATEGY
1519/030 rev C LANDSCAPE MASTERPLAN WITH ENHANCEMENTS
1519/033 rev D TREE CANOPIES AT 10 YEARS
1519/034 rev D TREE CANOPIES AT 20 YEARS
1519/039 STREET FURNITURE PLAN

Also:

- Environmental Statement Vols 1-18 dated May 2019 – prepared by WYG
- Regulation 25 Additional Information dated September 2019 – prepared by WYG
- Environmental Statement - Comment on Design Changes dated 27 July 2020 - prepared by WYG
- Design & Access Statement dated May 2019 – prepared by Skidmore Owings and Merrill
- Addendum to Design & Access Statement dated 06 November 2019 – prepared by Skidmore Owings and Merrill
- Financial Viability Assessment dated July 2019 rev 01 - prepared by Gerald Eve
- Review of FVA dated September 2019 rev 01 - prepared by BNP Paribas
- Position Note dated October 2019 rev 01 - prepared by Gerald Eve
- Transport Assessment (including Travel Plan and Service/Delivery Plan) dated May 2019 – prepared by Arup
- Addendum to Transport Assessment dated 12 December 2019 – prepared by Arup
- Flood Risk Assessment dated May 2019 – prepared by Buro Happold Engineering
- Energy Statement dated May 2019 – prepared by Hodkinson Consultancy
- Light Within Report dated May 2019 - prepared by Anstey Horne
- Planning Statement dated May 2019 – prepared by Rolfe Judd
- Sustainability Statement dated May 2019 – prepared by Hodkinson Consultancy
- Waste Management Strategy dated May 2019 – prepared by WSP
- Access Statement dated May 2019 – prepared by SYSTRA
- Retail Planning Statement dated May 2019 – prepared by WYG
- Retail Planning Questions Letter dated 24 May 2020 - prepared by WYG
- Arboricultural Report dated November 2019 – prepared by The Mayhew Consultancy
- Utilities Strategy dated May 2019 - prepared by Berkeley Homes
- Statement of Community Involvement dated May 2019 – prepared by Field Consulting
- Outline Construction Logistics Plan dated May 2019 – prepared by Arup
- Affordable Housing Statement dated May 2019 – prepared by Berkeley Homes
- Travel Plan dated May 2019 – prepared by Arup
- Dynamic Overheating Assessment dated May 2019 – prepared by Hodkinson Consultancy
- Health Impact Assessment dated July 2020 - prepared by Quod
- Note on Playspace Provision dated July 2020 - prepared by Quod

APPLICANT: Berkeley Homes (North East London) Ltd Woodberry Down Regeneration Office Units A and B Riverside Apartments Goodchild Road LONDON	AGENT: Robert Winkley Rolfe Judd Ltd Old Church Court Claylands Road The Oval LONDON SW8 1NZ
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N4 2BA

PROPOSAL:

Demolition of the existing buildings, and construction of 4 residential blocks, ranging in height from 6 to 20 storeys, to provide 584 residential units and 1,045 sqm (GEA) of flexible floorspace (Use Class A1, A2, A3, D1, D2), a new energy centre (sui generis) and a new public park; together with ancillary hard and soft landscaping, public realm, cycle and associated car parking, highway works including access road and all other works associated with the development. (THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT).

POST SUBMISSION REVISIONS:

The Local Planning Authority received further information in response to a request issued on the 20th September 2019 pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment Regulations) 2017 (an additional document entitled 'Regulation 25 Additional Information' dated September 2019). A re-consultation was undertaken.

Subsequently revisions to the proposal were received including: amendments to the detailed architecture of building B2 and the openings to the lift lobbies of all buildings except block B2; the external terrace layouts of blocks B4 and B5; the omission of internal private car parking provision (excluding blue badge spaces) at ground floor level in block B2; the removal of an on-street parking and deliveries bay on Woodberry Grove; and enhanced landscaping proposals. A re-consultation was undertaken, and the application was considered by the Planning Sub-Committee on 23/04/2020, who resolved to grant conditional planning permission subject to completion of a Legal Agreement and referral to the Mayor of London. A copy of the report to the Planning Sub-Committee of 23/04/2020 and the associated addendum report are appended to this report as Appendix A and B respectively.

Additional and amended information has been submitted by the applicants to demonstrate compliance with the council's new Development Plan, LP33, which was adopted on 22/07/2020, and to address concerns about the implications of new case law (decided since the resolution to grant planning permission was taken on 23/04/2020) on the publication of background documentation. This additional and amended documentation comprises:

- Note on playspace provision;
- Health Impact Assessment;
- Letter responding to retail planning questions;
- Letter commenting on changes to design in relation to ES;
- Removal of Building A1 South study;
- Additional/amended landscape drawings including 1519/010 rev I Play Strategy, 1519/027 rev B Urban Greening Factor Plan and Schedule, 1519/029 rev I Tree Planting Strategy, 1519/030 rev C Landscape Masterplan with Enhancements, 1519/033 rev D Tree Canopies at 10 Years, 1519/034 rev D Tree Canopies at 20 Years and 1519/039 Street

Furniture Plan.

- Revised Financial Viability Assessment (FVA), Review of FVA, Position Note on FVA and schedule of redactions;
- Documentation supporting the partial redaction of the FVA, including CF Commercial letter and rental comparables schedule, RPS benchmarks note, planning fees table and JLL anonymised sales data.

All of these documents were published on the Council’s website on 10 August 2020 and a full re-consultation has been undertaken in respect of them which will expire on 3 September 2020.

RECOMMENDATION SUMMARY:

Grant conditional planning permission subject to a Legal Agreement and referral to the Mayor of London.

NOTE TO MEMBERS:

This application is referred back to Members due to the adoption of LP33 and changes to the details of the proposed development in response to the new Development Plan policies. However, this report additionally includes consideration of matters raised by third parties since the previous resolution to grant planning permission subject to a Legal Agreement, conditions and referral to the Mayor of London.

The application will be reported to Members by way of a virtual Planning Sub-Committee due to constraints imposed by government on gatherings and travel during the COVID-19 pandemic.

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ	Zone G (Brownswood) Mon-Fri 8.30am-6.30pm	
Conservation Area		X
Statutory Listed Building		X
Locally Listed Building		X
Priority Employment Area (PEA)		X
City Fringe Opportunity Area		X
Central Activities Zone		X

EXISTING LAND USE DETAILS

USE CLASS	DESCRIPTION	GIA (SQM)
C3	Residential	19,728
D1	Library (Former Redmond Community Centre)	464
A4	Happy Man Public House	385
TOTAL		20,577

PROPOSED LAND USE DETAILS

USE CLASS	USE DESCRIPTION	GIA (SQM)
C3	Residential	59,707
A1, A2, A3, D1 and D2	Flexible commercial and community, and retail and community floorspace	985
Sui Generis	Energy centre	663
TOTAL		61,355

PROPOSED RESIDENTIAL MIX

PROPOSED RESIDENTIAL MIX BY TENURE	NO OF UNITS	TENURE SPLIT	RESIDENTIAL MIX WITHIN TENURE GROUP (%)
Private			
1	195	58%	57%
2	114		33.5%
3	32		9.5%
4	0		-
Total:	341		
Social Rented			
1	37	20%	31.5%
2	48		41%
3	24		20.5%
4	8		7%
Total:	117		
Intermediate/ Shared Ownership			
1	67	22%	53%
2	51		40.5%
3	8		6.5%
4	0		-
Total:	126		
Overall Total:	584	100%	

PARKING DETAILS:

	PARKING SPACES (OFF STREET)	PARKING SPACES (ON STREET)	PARKING SPACES (DISABLED)	BICYCLE STORAGE
Proposed	35	0	18	1060 residential spaces plus 78 visitor spaces
Officer note: reduction in off street car parking from 53 standard and 18 disabled.				

1. SITE CONTEXT

1.1. Full details of the site context are set out in paragraphs 1.1-1.8 (inclusive) of the report to the 23/04/2020 Planning Sub-Committee, which is appended to this report as Appendix A.

2. CONSERVATION IMPLICATIONS

2.1. Full details of the site's conservation implications are set out in paragraphs 2.1-2.4 (inclusive) of the report to the 23/04/2020 Planning Sub-Committee, which is appended to this report as Appendix A.

3. RELEVANT HISTORY AND BACKGROUND

3.1. The redevelopment of Woodberry Down has a long and complex planning history, the details of which are summarised in Table 1 of the report to the 23/04/2020 Planning Sub-Committee, which is appended to this report as Appendix A.

3.2. The details of the proposed development are set out in paragraphs 4.1-4.38 (inclusive) of the report to the 23/04/2020 Planning Sub-Committee, which is appended to this report as Appendix A.

3.3. The current application was reported to Planning Sub-Committee on 23 April 2020, at which time a resolution to grant conditional planning permission subject to completion of a Legal Agreement and referral to the Mayor of London was taken.

3.4. Since the resolution to grant planning permission on 23/04/2020, the Council's new Development Plan, LP33, has been adopted and new case law has been decided in respect of the matters of Member lobbying and publication of background documentation. As a result, additional and amended information has been submitted by the applicants to ensure compliance with new Development Plan policies and case law.

3.5. A full re-consultation has been undertaken in respect of the additional and amended documentation which will expire on 3 September 2020.

3.6. In addition, due to the evolution of the draft Legal Agreement in the

intervening period, additional details can be provided of the Heads of Terms proposed for the S106. Wording of conditions has also been amended in light of the policy changes referred to above and works undertaken on the site by the applicant.

- 3.7. The substance of the application is materially unchanged from the development considered at the Planning Sub-Committee meeting on the 23 April 2020, and much of the advice given in the previous officer's report remains relevant. This report therefore only addresses matters which have arisen since, or are additional to that earlier report, namely compliance of the proposal with the newly adopted Development Plan policies in LP33, the submission of a revised Financial Viability Appraisal, further information which has been received in relation to the Happy Man Tree, and the detail of the s106 Heads of Terms.

CONSULTATION AND PUBLICITY PROCEDURE

- 3.8. The application has been subject to previous rounds of consultation, the details of which are set out in the April report to Planning Sub-Committee, attached as Appendix A.
- 3.9. Following receipt of additional and amended information, a further consultation has been undertaken.
- 3.10. Date Re-consultation Period Started: 11 August 2020.
- 3.11. Date Re-consultation Period Ends: 3 September 2020 (officer note: as the publicity expiry date is after the publication date of this report, any further representations received prior to 9th September 2020 will be considered and reported on through an addendum report).

NEIGHBOURS

- 3.12. In addition to site notices and press advertisements, 673 letters were sent to the occupiers of nearby properties notifying them of the application. A further tranche of letters was sent as part of the subsequent re-consultations.
- 3.13. In response to earlier rounds of consultation, 18 representations have been received from 13 parties. These representations raise the following matters:
- Design quality, including density, siting, height and massing, lack of consideration for disabled users and occupiers;
 - Quality of green infrastructure and the street environment, including blank facades, wind tunnel effects, loss of existing mature trees including the "Happy Man Tree" on Woodberry Grove. Three members of WDCO (Woodberry Down Community Organisation) raise objection on the grounds of the loss of the "Happy Man Tree";
 - Impact on residential amenity in terms of light, outlook and privacy, particularly in respect of existing single aspect units;

- Quality of accommodation (and amenity spaces), including separation distances, privacy and light;
 - Deviation from parameters set in previously agreed masterplans, including siting, separation distances, height and housing density;
 - Impact on existing social and community infrastructure including health care, schools and other local amenities, and the securing and spending of financial contributions secured by way of legal agreement;
 - Highways and public transport, including impacts on local traffic networks and Manor House London Underground station capacity, additional pressure for on street parking, inadequate provision for car clubs and visitor/tradesperson parking, and inequality in the approach to car-free estates in that private residents will not be able to purchase parking permits but social tenants will;
 - Lack of clarity over function and responsibilities in relation to the energy centre and need for it;
 - Lack of clarity over management of refuse collection;
 - Lack of transparency and concerns raised about a conflict of interest as the London Borough of Hackney is the “applicant” and Local Planning Authority;
 - Alleged “mis-selling” and intentional lapsing of pre-existing planning consents by Berkeley Homes.
- 3.14. The principles raised in the representations summarised above received in response to the most recent re-consultation were addressed within the main body of the report to the Planning Sub-Committee meeting attached as Appendix A, and considered by Members at the meeting held on 23 April 2020.
- 3.15. 5 objections to the application, all of which raised concern over the loss of the Happy Man Tree, were received after the Planning Sub-Committee meeting on 23 April 2020, but before the current re-consultation took place. One also raised concern over the loss of the public house, design of affordable housing and materials proposed.
- 3.16. In addition, 35 further representations have been received in response to the current re-consultation, of which 8 support the proposal or raise concern over delays to the delivery of the development.
- 3.17. Of the objections, 20 relate solely to the loss of the Happy Man Tree and associated matters such as direct impact on biodiversity and pollution, and the quality of existing landscaping delivered elsewhere on the Woodberry Down Estate.
- 3.18. The remainder raise the following matters:

- Principle of the development, insofar as refurbishment should be considered prior to demolition and replacement;
- Impact on residential amenity in terms of light, outlook and privacy;
- Quality of previous phases of development in relation to efficiency of energy and heat provision and energy tariffs;
- Concern over the accuracy of the financial viability information; and
- Transparency in the consultation process, including public availability of information submitted in support of the application and lack of detail in the application in respect of both arboricultural information and other phases of development throughout the estate.

4. CONSULTATION RESPONSES - STATUTORY, LOCAL AND OTHER

4.1. The following comments have been received in response to the current re-consultation which expires on 3 September 2020. Any additional comments received following publication of this report will be reported to Members by way of an addendum report. All other comments previously received are as set out in the report attached as Appendix A.

4.2. Greater London Authority

4.2.1. Raise no objection subject to further working up of the specific wording of the S106 in respect of the early and late stage review mechanisms.

4.3. Transport for London

4.3.1. Raise no objection subject to payment of a financial contribution of £54,615 towards TfL bus services serving the locality and further working up of the specific wording of the S106 in respect of the Seven Sisters Road Improvement Scheme.

4.4. Historic England

4.4.1. No comment.

4.5. Woodberry Down Community Organisation

4.5.1. Have confirmed that a formal representation will be made following the AGM on 3 September 2020.

4.6. Hackney Society

4.6.1. Reiterate previous comments (set out in addendum report to the April Planning Sub-Committee attached as Appendix B), and expand upon them as follows:

“As noted previously, we welcome the retention of more trees and see the elevational changes to B2 as helpful in avoiding some of the

uniformity, there still remains some significant work to be done to get the most out of the site architecturally and from a landscaping and public realm perspective. Recent submissions reinforce that most of our concerns arise from an over-dense massing and a failure to address important issues early on in the design process

We object to the felling of the Happy Man Tree in the proposals. In the new Local Plan agreed July 2020 the Happy Man Tree has 'amenity value' as section LP51 clause 11.22 page 163. The Local Plan says: 'Trees and landscaping should be an integral part of the design process. All development proposals must retain and protect existing trees of amenity value, i.e. those that have interest biologically, aesthetically or culturally.'

Either the importance of the Happy Man Tree was fully understood at the outset and was wilfully ignored for convenience or it was simply missed by the scheme's design team. Either way we must draw the same conclusion. It is now clear from the options discussed in recent submissions that any inconvenience in terms of phasing, time to complete or additional works are entirely the fault of the applicant and can have no material weight in assessing the optimum outcome for the site."

4.7. LBH Environmental Protection - Air

4.7.1. Nothing to add to previous comments, as set out in April report to Planning Sub-Committee attached as Appendix A.

4.8. LBH Drainage

4.8.1. Nothing to add to previous comments, as set out in the April report to Planning Sub-Committee attached as Appendix A.

4.9. LBH Housing Regeneration (Woodberry Down)

4.9.1. Support the application, making the following detailed comments:

"This application is supported by the Woodberry Down Regeneration Service. Berkeley Homes have consulted with the Design Committee whose members are drawn from the Woodberry Down Community Organisation which represents residents, the Woodberry Down Regeneration Service and Notting Hill Genesis Housing Association and the group has influenced the design, including the layout of the social rented units. The Woodberry Down Regeneration Service welcomes the increase in affordable housing and in particular the delivery of 117 social rented homes which will allow for all Secure Tenants in Phases 4 and 5 to be rehoused in Phase 3. We also support the measures being put in place to mitigate the loss of trees on the site and the increase in biodiversity".

4.10. LBH Private Sector Housing

4.10.1. Raise no objection.

4.11. LBH Public Health

4.11.1. Raise no objection.

4.12. LBH Streetscene

4.12.1. Raise no objection.

4.13. LBH Waste Management

4.13.1. Concern raised in respect of operation of commercial/community use waste management, specifically in relation to the quantum of residential waste storage proposed and lack of clarity over the separating out of residential and commercial waste storage.

4.13.2. These matters are discussed in paragraph 8.10.39 of the report attached as Appendix A and dealt with by way of condition.

5. POLICIES

5.1. LBH Local Plan 2033 (2020)

- 5.1.1. PP1 Public Realm
- 5.1.2. PP5 Enhanced Corridors
- 5.1.3. PP9 Manor House
- 5.1.4. LP1 Design Quality and Local Character
- 5.1.5. LP2 Development and Amenity
- 5.1.6. LP3 Designated Heritage Assets
- 5.1.7. LP4 Non Designated Heritage Assets
- 5.1.8. LP5 Strategic and Local Views
- 5.1.9. LP6 Archaeology
- 5.1.10. LP8 Social and Community Infrastructure
- 5.1.11. LP9 Health and Wellbeing
- 5.1.12. LP11 Utilities and Digital Connectivity Infrastructure
- 5.1.13. LP12 Meeting Housing Needs and Locations for New Homes
- 5.1.14. LP13 Affordable Housing
- 5.1.15. LP14 Dwelling Mix
- 5.1.16. LP17 Housing Design
- 5.1.17. LP18 Housing Older and Vulnerable People
- 5.1.18. LP24 Preventing the Loss of Housing
- 5.1.19. LP31 Local Jobs, Skills and Training
- 5.1.20. LP37 Small and Independent Shops
- 5.1.21. LP41 Liveable Neighbourhoods
- 5.1.22. LP42 Walking and Cycling
- 5.1.23. LP43 Transport and Development
- 5.1.24. LP44 Public Transport and Infrastructure
- 5.1.25. LP45 Parking and Car Free Development
- 5.1.26. LP46 Protection and Enhancement of Green Infrastructure

- 5.1.27. LP47 Biodiversity and Sites of Importance of Nature Conservation
- 5.1.28. LP48 New Open Space
- 5.1.29. LP49 Green Chains and Green Corridors
- 5.1.30. LP50 Play Space
- 5.1.31. LP51 Tree Management and Landscaping
- 5.1.32. LP52 Waterways, Canals and Residential Moorings
- 5.1.33. LP53 Water and Flooding
- 5.1.34. LP54 Overheating and Adapting to Climate Change
- 5.1.35. LP55 Mitigating Climate Change
- 5.1.36. LP56 Decentralised Energy networks (DEN)
- 5.1.37. LP57 Waste
- 5.1.38. LP58 Improving the Environmental - Pollution
- 5.1.39. MH1 Woodberry Down, Seven Sisters Road N4 1DH

5.2. London Plan (2016)

- 5.2.1. 2.1 London in its Global, European and United Kingdom Context
- 5.2.2. 2.2 London and the Wider Metropolitan Area
- 5.2.3. 2.3 Growth Areas and Co-ordination Corridors
- 5.2.4. 2.9 Inner London
- 5.2.5. 2.18 Green Infrastructure: The Multi Functional Network of Green and Open Spaces
- 5.2.6. 3.1 Ensuring Equal Life Chances for All
- 5.2.7. 3.2 Improving Health and Addressing Health Inequalities
- 5.2.8. 3.3 Increasing Housing Supply
- 5.2.9. 3.4 Optimising Housing Potential
- 5.2.10. 3.5 Quality and Design of Housing Developments
- 5.2.11. 3.6 Children and Young People's Play and Informal Recreation Facilities
- 5.2.12. 3.7 Large Residential Developments
- 5.2.13. 3.8 Housing Choice
- 5.2.14. 3.9 Mixed and Balanced Communities
- 5.2.15. 3.10 Definition of Affordable Housing
- 5.2.16. 3.11 Affordable Housing Targets
- 5.2.17. 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 5.2.18. 3.13 Affordable Housing Thresholds
- 5.2.19. 3.14 Existing Housing
- 5.2.20. 3.15 Co-ordination of Housing Development and Investment
- 5.2.21. 3.16 Protection and Enhancement of Social Infrastructure
- 5.2.22. 3.17 Health and Social Care Facilities
- 5.2.23. 3.18 Education Facilities
- 5.2.24. 4.2 Offices
- 5.2.25. 4.3 Mixed Use Development and Offices
- 5.2.26. 4.7 Retail and Town Centre Development
- 5.2.27. 4.8 Supporting a Successful and Diverse Retail Sector and Related Facilities and Services
- 5.2.28. 4.9 Small Shops
- 5.2.29. 4.12 Improving Opportunities for All

- 5.2.30. 5.1 Climate Change Mitigation
 - 5.2.31. 5.2 Minimising Carbon Dioxide Emissions
 - 5.2.32. 5.3 Sustainable design and construction
 - 5.2.33. 5.4a Electricity and Gas Supply
 - 5.2.34. 5.5 Decentralised Energy Networks
 - 5.2.35. 5.6 Decentralised Energy in Development Proposals
 - 5.2.36. 5.7 Renewable Energy
 - 5.2.37. 5.9 Overheating and Cooling
 - 5.2.38. 5.10 Urban Greening
 - 5.2.39. 5.11 Green Roofs and Development Site Environs
 - 5.2.40. 5.12 Flood Risk Management
 - 5.2.41. 5.13 Sustainable Drainage
 - 5.2.42. 5.14 Water Quality and Wastewater Infrastructure
 - 5.2.43. 5.15 Water Use and Supplies
 - 5.2.44. 5.17 Waste Capacity
 - 5.2.45. 5.21 Contaminated Land
 - 5.2.46. 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport
 - 5.2.47. 6.3 Assessing Effects of Development on Transport Capacity
 - 5.2.48. 6.7 Better Streets and Surface Transport
 - 5.2.49. 6.9 Cycling
 - 5.2.50. 6.10 Walking
 - 5.2.51. 6.12 Road Network Capacity
 - 5.2.52. 6.13 Parking
 - 5.2.53. 7.1 Lifetime Neighbourhoods
 - 5.2.54. 7.2 An Inclusive Environment
 - 5.2.55. 7.3 Designing Out Crime
 - 5.2.56. 7.4 Local Character
 - 5.2.57. 7.5 Public Realm
 - 5.2.58. 7.6 Architecture
 - 5.2.59. 7.7 Location and design of Tall and Large Buildings
 - 5.2.60. 7.8 Heritage Assets and Archaeology
 - 5.2.61. 7.13 Safety, Security and Resilience to Emergency
 - 5.2.62. 7.14 Improving Air Quality
 - 5.2.63. 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
 - 5.2.64. 7.18 Protecting Open Space and Addressing Deficiency
 - 5.2.65. 7.19 Biodiversity and Access to Nature
 - 5.2.66. 7.21 Trees and Woodlands
 - 5.2.67. 7.27 Blue Ribbon Network: Supporting Infrastructure and Recreational Use
 - 5.2.68. 7.30 London's Canals and Other Rivers and Waterspaces
 - 5.2.69. 8.2 Planning Obligations
 - 5.2.70. 8.3 Community Infrastructure Levy
- 5.3. SPD/SPG/Other**
- 5.3.1. London Borough Of Hackney Affordable Housing SPD (2005)
 - 5.3.2. London Borough Of Hackney Community Infrastructure Levy Charging Schedule (2015)

- 5.3.3. London Borough of Hackney Manor House Area Action Plan (2013)
- 5.3.4. London Borough Of Hackney Planning Contributions SPD (2020)
- 5.3.5. London Borough Of Hackney Public Realm SPD (2012)
- 5.3.6. London Borough Of Hackney Sustainable Design and Construction SPD (2016)
- 5.3.7. Mayor of London's Accessible London - Achieving an Inclusive Environment SPG (2014)
- 5.3.8. Mayor of London's Affordable Housing and Viability SPG (2017)
- 5.3.9. Mayor of London's All London Green Grid SPG (2012)
- 5.3.10. Mayor of London's Character and Context SPG (2014)
- 5.3.11. Mayor of London's Community Infrastructure Levy Charging Schedule 2
- 5.3.12. Mayor of London's Control of Dust and Emissions During Construction and Demolition SPG (2014)
- 5.3.13. Mayor of London's Crossrail Funding SPG (2016)
- 5.3.14. Mayor of London's Good Practice Guidance for Estate Regeneration (2018)
- 5.3.15. Mayor of London's Housing SPG (2016)
- 5.3.16. Mayor of London's Planning for Equality and Diversity in London SPG (2012)
- 5.3.17. Mayor of London's London Planning Statement SPG (2014)
- 5.3.18. Mayor of London's Play and Informal Recreation SPG (2012)
- 5.3.19. Mayor of London's Social Infrastructure SPG (2015)
- 5.3.20. Mayor of London's Sustainable Design and Construction SPG (2014)

5.4. National Planning Policies

- 5.4.1. National Planning Policy Framework (2019)
- 5.4.2. Planning Practice Guidance

5.5. Emerging Planning Policy

- 5.5.1. The GLA is producing a new London Plan, which was subject to Examination in Public between January 2019 and May 2019. The Inspectors' Panel report was published on 21 October 2019. This contained a series of recommendations on amendments to the Plan, some of which the Mayor chose to accept and some to reject. The reasons for his rejections accompany the London Plan "Intend to Publish" version which was sent to the Panel of Inspectors on 9th December 2019. The Secretary of State for Secretary of State for Housing, Communities and Local Government responded to the Mayor's responses on 13 March 2020 requiring changes to the Plan.
- 5.5.2. The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. The emerging new London Plan is a material planning consideration and carries some weight in decision

making at this stage.

- 5.5.3. Where relevant, content within this document is discussed in the body of this report.

6. **COMMENT**

- 6.1. The principal planning considerations raised by the application have previously been considered by the Planning Sub-Committee at the meeting held on 23 April 2020 under the scope of the previous Development Plan (London Borough of Hackney Core Strategy 2010 and Development Management Local Plan 2015 and Mayor of London's London Plan 2016) and found to be acceptable, as set out in the previous report to Planning Sub-Committee appended to this report as Appendix A.
- 6.2. Nonetheless, due to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) insofar as applications for planning permission are required to be determined in accordance with the Development Plan, the proposals are required to be considered in light of the new LP33 Development Plan policies adopted on 22 July 2020, as listed above under section 6.1 above.
- 6.3. In addition, further information has been provided and made available for consultation in line with recent case law on the disclosure of financial viability information and background documentation.
- 6.4. LP33
- 6.4.1. For the most part, the new Development Plan policies of LP33 have evolved from the pre-existing Development Plan policies of the Core Strategy and Development Management Local Plan in that they support sustainable development of high design quality which responds positively to context. They are also generally consistent with the policies of the emerging London Plan.
- 6.4.2. Furthermore, the emerging policies which were material to consideration of the proposal and upon which weight could be placed, were referenced in paragraphs 7.7.1 to 7.7.7 inclusive of the report attached as Appendix A.
- 6.4.3. As a result, in most policy areas the proposal is compliant with the new Development Plan, including in respect of principle of the development, housing delivery in respect of size and tenure mix and provision of affordable housing, design, scale and massing (including impact on heritage assets), quality of accommodation, residential amenity, sustainability and energy, and impact on transportation and other social infrastructure; and the conclusions of the balancing exercise carried out in the report to the April Planning Sub-Committee remain relevant.
- 6.4.4. There are a small number of exceptions, which have required the

submission of amended and/or additional information in order to satisfy the new LP33 policies, which are discussed below.

PP1 Public realm.

- 6.4.5. Details of street furniture have been provided as shown on drawing number 1519/039, which are considered to be acceptable and appropriate in providing a legible, multi-functioning public realm. This, together with proposed conditions requiring the submission of further details, is considered to satisfy the requirements of the policy.

LP9 Health and Wellbeing

- 6.4.6. The proposal is generally compliant with the policy objectives of providing development that encourages healthier, more active lifestyles and reducing health inequalities.
- 6.4.7. However, as with policy PP1, the new policy introduces additional information requirements including submission of a Health Impact Assessment, which has consequently been provided by the applicant.
- 6.4.8. This has been assessed by the Council's Public Health Team using the London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment tool and found to be acceptable in respect of matters controlled by way of the planning regime, subject to the mitigation proposed in the application documentation and conditions.

LP47 Biodiversity and Sites of Importance of Nature Conservation

- 6.4.9. The proposal is generally compliant with LP47, with the exception of the incorporation of swift bricks into the fabric of the development. An amendment to condition 11 (Construction Environmental Management Plan) is proposed accordingly to address this matter.

LP48 New Open Spaces

- 6.4.10. The proposal includes the provision of extensive new open spaces within the site boundary including a 0.6Ha public park, and is in general compliance with the requirements of LP48.
- 6.4.11. However, the policy requires the proposal to achieve an Urban Greening Factor (UGF) of at least 0.4. To this end, drawing number 1519/027 rev C has been provided, which shows and quantifies the areas within the development which will be given over to various surface cover types. This indicates that the proposal will achieve a UGF of 0.38.
- 6.4.12. Whilst this fails to satisfy the policy requirement, it is a marginal failure and is considered to be acceptable. This is supported by the comments of the GLA's Green Infrastructure Team, who have confirmed that the attainment of 0.38 is satisfactory in the

circumstances of this case.

LP50 Play Space

- 6.4.13. This new Development Plan policy exceeds the current London Plan requirement in line with the emerging London Plan target, and requires the provision of 10m² per child (child yield being calculated as per the formal set out in the Planning Contributions SPD, which flows from GLA policy guidance).
- 6.4.14. This has resulted in an additional play space requirement of 190m² over and above that originally proposed. In response, a Note of Play Space Provision has been provided by the applicant, and amendments made to the play space provision within the development, as shown on drawing number 1519/017 Rev I.
- 6.4.15. This results in the development achieving the gross play space requirement, although there is a shortfall of 140m² in the provision of doorstep play space for children of up to 5 years. However, this is balanced against an over provision of both local playspace for primary and secondary school aged children (an additional 75m² and 65m² respectively). Furthermore, the entirety of the site is in close proximity to the proposed public park and other landscaped and garden areas within the development and the Woodberry Wetlands, which offer substantial opportunities for informal play for younger children, without the requirement for crossing heavily trafficked roads.
- 6.4.16. In light of these matters, it is considered that the playspace requirement is, on balance, acceptable.

LP55 Mitigating Climate Change

- 6.4.17. Policy LP55 differs from the previous Development Plan in that it requires all new development to meet a zero carbon emissions target, of which 10% (residential) and 15% (commercial) should be through energy efficiency measures alone.
- 6.4.18. The proposal does not deliver a zero carbon development, or comply with the “be lean, be clean, be green” energy hierarchy. However, conditions are recommended requiring the installation of rooftop solar photovoltaic technology which will contribute towards improving the carbon emissions of the development, whilst the incorporation of a Decentralised Energy Network (DEN) within the development (policy LP56 applies), which will also serve other phases of the Woodberry Down Estate, to some extent offsets this shortfall in achieving a zero carbon development.
- 6.4.19. Furthermore, criterion (G) of the policy allows for failures to be accommodated through the Council’s carbon offsetting scheme, which will be secured by way of a Legal Agreement in accordance with

policy LP55 requirements, as is proposed in this case.

- 6.4.20. For these reasons the proposal is considered to be acceptable in terms of this policy.

6.5. Additional financial viability information

- 6.5.1. The application was supported by a Financial Viability Assessment (FVA) which was previously made public in redacted form, and subject to an independent review which resulted in the submission of a position note by the applicant. Neither of these two documents (the independent review and the position note) were made publicly available prior to the April Planning Sub-Committee meeting.
- 6.5.2. In light of concerns raised by objectors since that meeting, an assessment of the submitted FVA and associated documentation has been undertaken by the applicant and Local Planning Authority and an amended version of the FVA, with fewer redactions, has been provided and made publicly available. The amendments only affect the extent of redaction and do not affect the figures and conclusions of the document.
- 6.5.3. The revised FVA was submitted together with additional documentation justifying the remaining partial redactions, including a schedule of redactions, CF Commercial letter and rental comparables schedule, RPS benchmarks note, planning fees table and JLL anonymised sales data. A copy of the independent review of the FVA and a position note have also been published, redacted in line with the FVA.
- 6.5.4. The extent of redactions has been assessed by officers and subject to independent legal review, and accepted as complying with National Planning Policy Guidance on disclosure of financial viability information and the Public Interest Test. With the additional information which has been provided, it is considered that members of the public have sufficient information to comment meaningfully on the FVA.
- 6.5.5. The documentation submitted in support of the viability position of the development is extremely complex due to the specific character of the case, being an application for full planning permission which sits within a framework of past and future outline, hybrid and full consents for the wider Woodberry Down Estate.
- 6.5.6. It includes unique variables such as overage from previous phases, surplus profits on earlier builds which in effect “subsidise” the current phase which, due to factors including its “unfavourable” position adjacent to Seven Sisters Road (relative to phases adjacent to the reservoirs or closer to Manor House London Underground station, for example) and the compulsory purchase cost of the Happy Man Public

House and leaseholder decant costs, as well as bearing the entirety of the funding of the Seven Sisters Road works due to its historic linkage to Phase 3 as a trigger for this element of the public infrastructure improvements deemed necessary in association with the redevelopment of the totality of the Woodberry Down Estate, make it of lower viability and profitability than others within the redevelopment.

- 6.5.7. Notwithstanding the above, the key figures within the assessment include the following. The existing use value of the site is zero (as is commonly the case with estate regeneration schemes). The total expected development cost (including construction costs of £155,070,679) is £297,671,300. The affordable housing yield is 42% in terms of gross number of units.
- 6.5.8. The potential residual land value (the difference between the total development value and development costs) is calculated as being between -£1,209,132 and £2,960,392 (depending on the profit generated on the market housing within the development), but on the basis of 17.5% profit on private housing, is calculated to just break even. On this basis, it is considered that the quantum of affordable housing proposed is the maximum possible on this phase.
- 6.5.9. Concern has been raised over the discrepancy between the anonymised sales figures provided by JLL and those set out in the FVA, a difference of £16,853,356 (gross), which third parties also note is not in line with the sales values of new or resale values within the estate. This discrepancy is “in the favour” of the proposal insofar as it reflects the confidence of Berkeley Homes to exceed the expected market sales values that might normally be expected for units of the size and type in this location, and does not undermine the delivery of affordable housing. This is explained in the schedule of redactions which is available to view on the Council’s website as a background document.
- 6.5.10. The additional information and the assessment of the financial information (including sales values), which was independently undertaken by BNP Paribas with sight of the unredacted reports and supports the proposed housing mix in terms of unit size and tenure, as well as the provision of affordable housing within the development, does not change as a result of the amendments to the redactions or the making public of the additional information, namely that the proposal as shown on the papers together with the associated contributions towards public infrastructure delivers the maximum reasonable quantum of affordable housing.

6.6. Additional matters raised in representations:

Happy Man Tree

- 6.6.1. The application has generated a significant volume of representations raising objection to the loss of the Happy Man Tree. As discussed in paragraphs 8.9.19 to 8.9.27 of the report to the April Planning Sub-Committee attached as Appendix A, the Tree is recognised as being a healthy mature specimen with a reasonable projected lifespan of high amenity value in the public realm, and its loss is regrettable.
- 6.6.2. The reasons for the loss of the Tree were discussed at length at the Planning Sub Committee meeting in April, at which officers explained that alternative design options had been considered but rejected. Since that meeting, objectors have suggested that the Tree is a veteran tree, the loss of which (under national policy as set out in paragraph 175(c) of the NPPF) should be “wholly exceptional”. They have also requested further information on the consideration given to alternative design options.
- 6.6.3. Dealing with the first of these issues, an independent arboricultural consultant has advised that although the Tree is estimated to be c. 150 years old, it is neither an ancient or veteran tree, as defined in the relevant government and other guidance¹, being neither of great age or size for its type, and having no significant decay features, or being in the stage of decline associated with such specimens. It is also not believed to be of significant historic cultural value, it being understood that reference to the “Happy Man Tree” having commenced during the course of the current planning process, and the tree taking its name from the public house, not the other way around.
- 6.6.4. Under these circumstances, it is not considered that the “wholly exceptional circumstances” test in para 175(c) is applicable.
- 6.6.5. In terms of alternative design options, a document exploring alternative design options which would address the conflict between the development and the Happy Man Tree has been provided by the applicant and made available on the Council’s website (Removal of Building A1 South Study).
- 6.6.6. The document shows five potential options in detail, which include removal of the entirety of the southern part of block A1 (study 01) and partial removal of the southern part of block A1 (studies 02A, 02B, 02C and 02D). Of these, options 02B and 02D allow for recouping of housing lost as a result of the amendments elsewhere on the site. It is noted that the partial removal options (02A, 02B, 02C and 02D) would allow for the retention of the Tree in pollarded form, rather than in its current condition with an unrestricted canopy.

1

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#ancient-and-veteran-trees>, Veteran Trees: A guide to good management (2000) English Nature, www.ancient-tree-forum.org.uk,

- 6.6.7. All of these options were rejected by the applicant for various reasons, including erosion of quality of design of the buildings or their relationship to the streetscape, detriment to the quality of proposed accommodation, loss of affordable units (due to building A1 providing affordable housing, not market properties) as a result of difficulties with re-providing the affordable housing elsewhere within the site, and need for re-engineering of the energy centre due to additional piling requirements.
- 6.6.8. Whilst this document is informative in providing background on the issues that would arise from revising the proposal, members will be aware that there will always be options and alternatives to any proposal, but that their task is to determine the application before them, as submitted. Although design alternatives have been explored by the applicant, their clients and third parties, none of these have been put forward as a proposal for formal consideration by the Local Planning Authority under the provisions of the Town and Country Planning Act 1990 (as amended) and there is no requirement for the applicant to do so.
- 6.6.9. Furthermore, to reiterate the assessment in the report attached as Appendix A, upon which members previously resolved to grant planning permission, the loss of the Tree will be mitigated by the payment of a £175,000 CAVAT contribution and extensive tree planting and other landscaping throughout the site, and together with the wider benefits of the proposal, this is considered to outweigh the harm caused by the loss of this, and other trees, as a result of the development.
- 6.6.10. Concerns raised over the quality and scope of arboricultural information submitted in support of the application are noted, however the level of detail provided and its accuracy is adequate to allow full consideration of the proposal.
- 6.6.11. As a standalone application for full planning permission for the redevelopment of Phase 3, no details of trees or landscaping outside of the site boundary, or a wider arboricultural strategy for the entirety of the Woodberry Down Estate is required under the scope of the current application.
- 6.6.12. Concerns over the quality of existing landscaping have also been raised, primarily in relation to individual street and specimen trees. In respect of these trees elsewhere within Woodberry Down, planning conditions require the replacement of dead, dying, damaged or diseased trees and details of the specimens identified in representations have been provided to the applicant and the Council's Planning Enforcement and Streetscene Teams to secure compliance with the relevant conditions.

- 6.6.13. To address concerns over this happening in Phase 3, the standard time limit for replacement has been increased to 10 years to give certainty that all trees planted will attain maturity.

Other

- 6.6.14. Concern has been raised over the quality of energy systems installed in previous phases and the tariffs charged for heating and energy. The issue of charges is not a planning matter, however existing phases of redevelopment are currently served by temporary energy centres, and will be connected to the energy centre being provided in Phase 3 once it is up and running. Conditions have been proposed which will secure this in the interests of facilitating the delivery of the decentralised energy network for the estate.
- 6.6.15. It is noted that third parties have raised concern over the transparency of the consultation process. A full re-consultation has been undertaken in accordance with national and local requirements, and relevant documentation has been made available online.
- 6.6.16. Other matters raised by third parties, including the principle of the redevelopment, design, impact on residential amenity, and loss of the public house, have been assessed fully in the April report to Planning Sub-Committee attached as Appendix A.
- 6.6.17. All other planning considerations remain as per the report appended at Appendix A.

6.7. Heads of Terms

- 6.7.1. The Heads of Terms have been fully worked up since the application was reported to the Planning Sub-Committee in April, and as a result further details can be provided as follows:

Financial contributions:

- 6.7.1.1. Payment of £100,000 towards employment training; and
- 6.7.1.2. Payment of £179,486.50 towards libraries; and
- 6.7.1.3. Payment of £737,200 towards healthcare; and
- 6.7.1.4. Payment of £13,399.66 towards public art; and
- 6.7.1.5. Payment of £19,245 towards end use jobs through the operational phase; and
- 6.7.1.6. Payment of £10,000 and £60 per household towards electric vehicle car club (and associated on street electric vehicle charging points); and
- 6.7.1.7. Payment of £10,000 towards the monitoring of the travel plan;

and

- 6.7.1.8. Payment of £17,500 towards the monitoring of the demolition and construction management plans; and
- 6.7.1.9. Payment of £224,419.96 towards the cost of highway works associated with the development required to Woodberry Grove; and
- 6.7.1.10. Payment of £8,313,750 towards the Seven Sisters Road improvement scheme and £900,000 towards monitoring of delivery of the Seven Sisters Road improvement scheme; and
- 6.7.1.11. Payment of £54,615 towards TfL bus services serving the locality; and
- 6.7.1.12. Payment of 60% of ground rents in perpetuity towards improvement and maintenance of public open space local to the development; and
- 6.7.1.13. Payment of CAVAT value of £175,000 as compensation for harm to public amenity through loss of “Happy Man” street tree; and
- 6.7.1.14. Payment of contribution to the LBH Carbon Offset fund (to be worked out in accordance with formula set out in the 2020 Planning Contributions SPD); and
- 6.7.1.15. Payment of £48,131.15 towards monitoring fees; and
- 6.7.1.16. Payment of all the Council’s legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Legal Agreement.

Non-financial contributions:

- 6.7.1.17. Affordable housing provision (42%) and mix (52% shared ownership/48% social rent), including GLA compliant early and late stage review mechanism; and
- 6.7.1.18. Approved architects clause to ensure quality of design in delivery of the scheme; and
- 6.7.1.19. Securing a car free development (in respect of market occupiers and “new” affordable housing occupiers) and a car capped development in respect of “existing” affordable housing occupiers (with a falling away of car parking privileges over time); and
- 6.7.1.20. Conversion of access to Newton Close from vehicular traffic to

green living street; and

- 6.7.1.21. Construction of internal streets to London Borough of Hackney specification prior to adoption; and
 - 6.7.1.22. Shell and core specification for community facility; and
 - 6.7.1.23. Participation in the LBH Hackney Works Scheme; and
 - 6.7.1.24. Participation in the Considerate Constructors Scheme.
- 6.7.2. Please note that the requirement for the provision of Metropolitan Police Service dedicated ward office within the development is omitted. This is in response to discussions with the Metropolitan Police since April 2020, who have confirmed that this facility is no longer sought.

Local Finance Considerations

- 6.7.3. In respect of local finance considerations other than CIL and financial obligations secured by way of Legal Agreement to mitigate the impact of the proposed development, whilst the proposed development would be rateable for Council Tax and Business Rates purposes, and the benefit of the additional units and commercial floorspace is not negligible in the context of the overall totals, this does not represent a material consideration of any substantial weight in the consideration of the application, which should be determined in accordance with the relevant Development Plan policies and any other material considerations.

7. **CONCLUSION**

- 7.1. The Local Planning Authority has previously considered the application in accordance with the provisions of the National Planning Policy Framework and the adopted Development Plan, concluding that the harm, which would largely be mitigated by way of conditions and contributions secured under a Legal Agreement, would be outweighed by the wider benefits of the scheme in terms of delivery of high quality housing and public open space including a public park.
- 7.2. The application has now also been fully assessed in accordance with the relevant policies of the new Development Plan and, as previously assessed, on balance, the merits and benefits of the proposal, which include the provision of a substantial quantum of both affordable and market housing, high quality public space and overall landscape and biodiversity enhancement local to the site, are considered to outweigh the harm caused by the development, which includes the loss of the Happy Man Tree. Whilst this is a high quality specimen of significant public amenity, it is neither an ancient or veteran tree, and its loss will be mitigated by the payment of a £175,000 CAVAT contribution and extensive landscaping, including mature

tree planting, throughout the site.

- 7.3. The proposal would have an acceptable impact in respect of all other material planning considerations as outlined above and discussed in the report attached as Appendix A, subject to the recommended conditions and Legal Agreement provisions.

8. **RECOMMENDATIONS**

8.1. **Recommendation A**

That planning permission be GRANTED, subject to the following conditions:

10.1.1 Time limit

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

10.1.2 Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved in the interests of good planning.

10.1.3 Phasing of works

Prior to the commencement of demolition works hereby permitted, details of the order in which the blocks/buildings and public realm and open spaces will be commenced (the phasing of the development) shall have been submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: To ensure that the delivery of the development is consistent with the principles of good master planning and in the interests of safeguarding residential amenity.

10.1.4 Archaeology

No development shall take place until the applicant has undertaken an archaeological desk top study which has been submitted to, and approved in writing by, the Local Planning Authority.

In the event that the desk top study identifies a need for a Written Scheme of Investigation (WSI), no development shall take place until the applicant has

secured the implementation of a programme of archaeological works in accordance with a WSI which has been submitted to, and approved in writing by, the Local Planning Authority.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation, and provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

The development shall be carried out in full accordance with the agreed desk top study and 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 in writing by, the Local Planning Authority.

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:

- (i) 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; and
- (ii) Where appropriate, details of a programme for delivering related positive public benefits; and
- (iii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

The development shall be carried out in full accordance with the agreed stage 2 WSI, and the nomination of a competent person(s) or organisation to undertake the agreed works.

REASON: In the interest of securing and appropriately recording archaeological remains and the heritage interest of the site.

10.1.5 Contaminated land investigation

Prior to the commencement of each phase of development (as defined by the details approved under the scope of condition 3 above) details and results of a soil contamination survey of the site and details of remediation strategy proposed to treat/eradicate any contamination found and bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to, and approved in writing by, the Local

Planning Authority.

The survey shall be carried out by a suitably qualified person or body to be agreed by the Council.

The remediation strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

The remediation strategy shall demonstrate that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The development shall not take place otherwise than in accordance with the details so approved.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

10.1.6 Contaminated Land Implementation

The approved remediation strategy shall be implemented in accordance with the approved timetable of works. Within 6 months of the completion of measures identified in the approved remediation strategy, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

10.1.7 Reporting Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified in the approved remediation strategy it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site and an assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to, and approved in writing by, the Local Planning Authority in accordance with the requirements of the approved remediation scheme.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to, and approved in writing by, the Local Planning Authority, in accordance with the implementation of the remediation

scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

10.1.8 Demolition Management and Logistics Plan

Prior to the commencement of demolition works a Demolition Management and Logistics Plan (DMLP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The DMLP(s) shall include the following details:

- (i) Hours of works; and
- (ii) A programme of works; and
- (iii) Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures;
- (iv) Loading and unloading of plant and materials; and
- (v) How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and
- (vi) Storage of plant and materials; and
- (vii) Boundary hoardings behind any visibility zones; and
- (viii) Contact arrangements between residents and contractors.

All demolition works associated with the development hereby permitted shall thereafter take place in full accordance with the approved DMLP(s).

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers and in the interests of highway safety.

10.1.9 Construction Management and Logistics Plan

Prior to the commencement of the development hereby permitted, a Construction Management and Logistics Plan (CMLP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The CMLP(s) shall include the following details:

- (i) Hours of works; and
- (ii) A programme of works; and
- (iii) Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV

arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures;

(iv) Loading and unloading of plant and materials; and

(v) How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and

(vi) Storage of plant and materials; and

(vii) Boundary hoardings behind any visibility zones; and

(viii) Contact arrangements between residents and contractors.

All demolition and construction works associated with the development hereby permitted shall thereafter take place in full accordance with the approved CMLP(s).

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers and in the interests of highway safety.

10.1.10 Demolition Environmental Management Plan

Prior to the commencement of demolition works, a Demolition Environmental Management Plan (DEMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The DEMP(s) shall include the following details:

(i) Procedures to minimise impact on biodiversity and human health, including full details of the measures set out in Sections 13.8, 15.6, 15.7, 16.6, 16.8, and tables 15.11, 15.12, 15.13 and 16.8, and elsewhere in Chapters 15 and 16 and appendices thereto of Chapters 15 (Water Resources, Drainage and Flood Risk) and 16 (Ecology and Nature Conservation) of the Environmental Impact Assessment including the Executive Summary and section 4 (Potential Impacts and Recommendations) of the Preliminary Ecological Appraisal Report and and section 5 (Recommendations) of the Bat Survey (including details of the timings of demolition works, soft strip of all buildings to be demolished and the provision prior to commencement of demolition of alternative bat and bird roosts including construction, numbers and locations); and

(ii) Measures and targets for noise and vibration minimisation, mitigation and monitoring which shall include details of the measures set out in Sections 12.3, 12.4 and 12.6 and Table 12.21 of Chapter 12 (Noise and Vibration) and appendices thereto of the Environmental Impact Assessment including the Executive Summary; and

(iii) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures, including full details of the measures set out in Sections 13.8 and table 13.21 and appendices thereto of

Chapter 13 (Air Quality) of the Environmental Impact Assessment including the Executive Summary; and

(iv) Supervision by appropriately qualified specialist ecologists.

All demolition works associated with the development hereby permitted shall thereafter take place in full accordance with the approved DEMP(s).

REASON: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity, enhance the character and ecology of the development and provide undisturbed refuges for wildlife.

10.1.11 Construction Environmental Management Plan

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The CEMP(s) shall include the following details:

(i) Procedures to minimise impact on biodiversity and human health, including full details of the measures set out in Sections 13.8, 15.6, 15.7, 16.6, 16.8, and tables 15.11, 15.12, 15.13 and 16.8, and elsewhere in Chapters 15 and 16 and appendices thereto of Chapters 15 (Water Resources, Drainage and Flood Risk) and 16 (Ecology and Nature Conservation) of the Environmental Impact Assessment including the Executive Summary and section 4 (Potential Impacts and Recommendations) of the Preliminary Ecological Appraisal Report and and section 5 (Recommendations) of the Bat Survey (including details of construction, numbers of locations of bat and bird boxes to be incorporated into the development); and

(ii) Details (including type, number and location) of a minimum of 5 swift bricks per building to be incorporated into the development; and

(iii) Measures and targets for noise and vibration minimisation, mitigation and monitoring which shall include details of the measures set out in Sections 12.3, 12.4 and 12.6 and Table 12.21 of Chapter 12 (Noise and Vibration) and appendices thereto of the Environmental Impact Assessment including the Executive Summary; and

(iv) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures, including full details of the measures set out in Sections 13.8 and table 13.21 and appendices thereto of Chapter 13 (Air Quality) of the Environmental Impact Assessment including the Executive Summary; and

(v) Supervision by appropriately qualified specialist ecologists.

All construction works associated with the development hereby permitted

shall thereafter take place in full accordance with the approved CEMP(s).

REASON: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity, enhance the character and ecology of the development and provide undisturbed refuges for wildlife.

10.1.12 Temporary lighting

All temporary lighting used during the demolition and construction works associated with the development hereby permitted shall only be illuminated during hours of construction.

REASON: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity, enhance the character and ecology of the development and provide undisturbed refuges for wildlife.

10.1.13 Pre-demolition recording

Prior to demolition of each building on the site, a photographic record of the existing internal and external condition and detail of the buildings and landscaped areas to be demolished shall be submitted to, and approved in writing by, the Local Planning Authority.

The record(s) will thereafter be deposited with the Hackney Archive.

REASON: In the interests of recording of the historic development of the site.

10.1.14 Doorcase to the former Robin Redmond Centre, 440 Seven Sisters Road

The door surround to the main corner entrance of the Robin Redmond Centre shall be removed and stored for reuse as part of the landscaping proposals for this application.

A Doorcase Preservation Method Statement (DPMS) shall be submitted to, and approved by, the Local Planning Authority in writing, within six weeks of the date of this decision.

The DPMS shall include the following details:

- (i) Where and how the doorcase is to be stored and the name of the individual responsible for its storage; and
- (ii) Where in the new development on site it is to be located; and
- (iii) How it is to be re-erected.

The removal and storage of the door surround shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that this feature of heritage interest is preserved and re-erected in the new scheme to provide a memory of a key public building in

the old Woodberry Down estate.

10.1.15 Foundations

No demolition or removal of foundations, basement and ground floor structures shall take place until a Foundation Method Statement (FMS) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with TfL and Thames Water.

The FMS shall include the following details:

- (i) Details, including location, depth and type of all foundations to be removed; and
- (ii) A programme for all foundation removal works, which should reflect the approved phasing plan; and
- (iii) Measures to prevent and minimise the potential for damage to subsurface transportation, water and sewerage infrastructure including as a result of ground movement and mitigation of noise and vibration on London Underground infrastructure; and
- (iv) Details of monitoring and recording of impacts on underground infrastructure.

All foundation removal works associated with the development hereby permitted shall thereafter take place in full accordance with the approved FMS.

REASON: In the interests of safeguarding the structural integrity and ongoing functioning of underground transportation, water and sewerage infrastructure.

10.1.16 Piling

No construction of foundations, basement and ground floor structures associated with the development hereby permitted shall take place until a Piling Method Statement (PMS) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with TfL and Thames Water.

The PMS shall include the following details:

- (i) The location, depth and type of piling to be undertaken and the methodology by which all piling works (temporary and permanent) will be carried out; and
- (ii) A programme for all piling works (temporary and permanent), which should reflect the approved phasing plan; and
- (iii) Details of all proposed foundations; and

(iv) Measures to prevent and minimise the potential for damage to subsurface transportation, water and sewerage infrastructure including as a result of ground movement and mitigation of noise and vibration on London Underground infrastructure; and

(v) Details of monitoring and recording of impacts on underground infrastructure.

All piling works associated with the development hereby permitted shall thereafter take place in full accordance with the approved PMS.

REASON: In the interests of safeguarding the structural integrity and ongoing functioning of underground transportation, water and sewerage infrastructure.

10.1.17 Materials/architectural details to be approved

Prior to the commencement of above ground level development of each phase of development (as defined by the details approved under the scope of condition 3 above), full design details and materials of the facade treatment proposed shall be submitted to, and approved in writing by, the Local Planning Authority.

The details submitted shall include the following:

(i) Samples (including sample boards) and specifications of all external materials (including obscure and clear glazing, screening, spandrels and cladding) and full details of junctions/interfaces between different material types; and

(ii) A physical full scale mock-up of a typical facade arrangement for the building relevant to each block (the extent of which shall be agreed with the Local Planning Authority); and

(iii) Annotated plans at a scale of 1:10 or 1:20 of the details of the typical ground floor facade treatment including residential entrance(s), shop front(s), Seven Sisters Road frontage of energy centre, vehicular accesses to Blocks A and B, and openings to refuse and bicycle storage; and

(iv) Details of all window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types (including details of where used in the development, detailed drawings at a scale of 1:5, 1:10 or 1:20 as appropriate, frames and glazing bars, product literature and samples); and

(v) Details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate; and

(vi) Details of expansion joint positioning; and

(vii) Details, including samples and annotated plans at a scale of 1:10 or 1:20, of each balcony type and wind screening of balconies; and

(viii) Details of the layout of each lobby type which shall show details of storage of mail and deliveries and natural lighting and ventilation, including annotated plans at a scale of 1:20 or 1:50; and

(viii) Permanent facade cleaning equipment.

The development shall not be carried out otherwise than in full accordance with the details thus approved.

REASON: To ensure that the finished appearance of the development is acceptable and functions well, protect local amenity and prevent opportunities for anti-social behaviour.

10.1.18 Soil stacks

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby permitted other than as shown on the drawings hereby approved, unless agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory appearance to the development and a high quality of design.

10.1.19 Satellite antenna

No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the elevation or roof of any buildings hereby permitted unless or until details of their size and location have previously been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure a satisfactory standard of external appearance and to protect local amenity.

10.1.20 Landscape and public realm environmental scheme

Within 6 months of the commencement of superstructure works hereby permitted, details showing the hard and soft landscaping scheme (the Landscaping and Public Realm Scheme [the LPRS]) for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

The LPRS shall be based on the approved drawing numbers 1519/029 rev H (tree planting plan) and 1519/030 rev B (Landscape Masterplan with Enhancements) and include the following details:

(i) Full specification of all planting including trees, shrubs, sub-shrubs, bedding and lawns (common and Latin names, size and pot height; density or number, stock type, tree girth and method of growth e.g. container or open ground) and extent for all public and shared landscaped areas, including planting for biodiversity and habitat creation, pleached trees to the entirety of

the northern boundary of the site other than where access is required, defensible planting to private garden areas and landscape screening to mitigate wind impacts on balconies, and omitting multi-stemmed umbrella planting on corners and other locations where long sight lines are desirable; and

(ii) Section drawings to a scale of 1:5, 1:10 or 1:20 (as appropriate) showing details of all tree and planting pit, permanent planter types, and the construction of the podium garden areas which should provide a minimum of 800mm substrate for planting areas (deeper for trees); and

(iii) Specification of surrounds and/or protection for street trees within the development; and

(iv) Details of all surface treatments (which shall all be of permeable construction or otherwise allow water percolation to the ground) including location, materiality, colour and finish, and specifications including suppliers or manufacturers details; and

(v) Incorporation of the stone door surround of the former Robin Redmond Community Centre into the landscaping of the public park area in the east of the site; and

(vi) Rain gardens on internal streets; and

(vii) A detailed interim and final landscaping plan for the removal and making good of the temporary vehicle access to Newton Close and the incorporation of the land into the public park, including timescales for delivery; and

(viii) Details of the delivery of living streets within the development, including vehicle barriers or an alternative vehicle control mechanism to restrict the use of the vehicular link around the north west perimeter of the park to access for emergency and refuse/recyclables collection, which shall not include the use of gates, along with the exploration of the provision of pedestrian counters; and

(ix) A strategy for accommodating wayfinding signage within the site; and

(x) All internal and site boundary treatment types and locations; and

(xi) Design of all street furniture types and locations; and

(xi) Any play equipment to be provided (including the specifications, manufacturer and British or European Standards of that equipment).

All planting, seeding or turfing shall be implemented in the first planting season following first occupation of the relevant phase, as defined by the approved phasing plan, with the exception of the final landscaping plan for the temporary vehicle access to Newton Close which shall be implemented in accordance with the details approved in respect of (vii) above.

Any plants or trees that die or are removed, damaged or diseased within a period of ten years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species.

All hard landscaping shall be carried out in full prior to occupation of the relevant phase of the development, as defined by the details approved under the scope of condition 3 above, with the exception of the final landscaping plan for the temporary vehicle access to Newton Close which shall be implemented in accordance with the details approved in respect of (vii) above.

The development shall not be carried out otherwise than in full accordance with the details thus approved.

REASON: To ensure that the external appearance of the site is acceptable, provides acceptable formal and informal leisure facilities for all ages, and protects and enhances biodiversity.

10.1.21 Landscape and Public Realm Environment Management and Maintenance Scheme

The development hereby permitted shall not be occupied unless and until a Landscape and Public Realm Management and Maintenance Scheme (LPRMMS) including full details setting out how the hard and soft landscaped areas identified in the Landscaping and Public Realm Scheme (approved pursuant to condition 20 above) are to be maintained and managed, have been submitted to and approved in writing by the Local Planning Authority.

The LPRMMS shall include the following details:

- (i) the proposed quantum of area; location; specification;
- (ii) long term design objectives in terms of public use, evolution of appearance, maintenance and addressing climate change;
- (iii) A long term management plan which should include responsibilities and maintenance schedules for all landscaped areas and public realm including pleaching, weeding and mowing, irrigation and rain gardens, and vehicular access to the park; and,

The approved LPRMMS shall be implemented in full prior to occupation of the relevant part of the development, fully implemented for the life of the development.

REASON: To protect, enhance and maintain the landscape features and character of the area.

10.1.22 Public access

The public areas of open space as shown on the approved LPRS shall remain accessible to the public at all times unless otherwise agreed in writing

by the Local Planning Authority. In circumstances where occupiers of properties within the development hereby permitted are detrimentally impacted by anti-social behaviour details of proposed hours for limited public access (including a plan highlighting the extent of the limitation and details of any gating, which should be kept locked open during hours of opening) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any such restrictions coming into operation.

REASON: To ensure adequate permeability of the site and maintain an adequate pedestrian and cycling environment.

10.1.23 Landscaping accessibility

All communal and public landscaping provided as part of the development hereby permitted, shall be fully accessible and useable by disabled people, including wheelchair and scooter users, people with sight impairment and people with prams or pushchairs.

REASON: To ensure that the site is accessible and usable for all.

10.1.24 Public art

Prior to occupation of the development hereby permitted, a Public Art Strategy shall be submitted to, and approved in writing by, the Local Planning Authority, for the integration of art into the public realm, setting out processes for engaging artists and the community in the selection and procurement of an art work in strategic locations within the public realm of the site.

The approved Public Art Strategy shall be implemented in full within 1 year of first occupation of the development.

REASON: To enhance the public realm, legibility and the appearance of the development.

10.1.25 Living roofs

Prior to the commencement of above ground level development of each phase of development (as defined by the details approved under the scope of condition 3 above), details of the construction, planting regime, irrigation, and long term maintenance of bio-diverse, substrate-based extensive living roof (of variable depth of no less than 80mm, not including depth of vegetative mat), including sections at a scale of 1:20, of the living roof areas shown on the approved plans shall be submitted to, and approved in writing by, the Local Planning Authority.

Such details as approved shall be implemented prior to first occupation of the relevant phase of development and shall thereafter be retained and maintained.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban

drainage and to enhance the performance and efficiency of the proposed building.

10.1.26 Tree Protection

The development shall be undertaken in full accordance with the recommendations of the Mayhew Consultancy Arboricultural Report (Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan) dated November 2019, and specifically the proposed measures of protection, undertaken in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction-Recommendations', for the trees identified to be retained in Appendix B.

The barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The sitting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority. In the event of any tree(s) dying, being removed or becoming seriously damaged or diseased within 10 years from the occupation of the development, it shall be replaced within the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard existing trees on and neighbouring the site to be retained and ensure a satisfactory setting and external appearance to the development.

10.1.27 External lighting

Prior to occupation of each phase of development (as defined by the details approved under the scope of condition 3 above), details of an external lighting strategy for streets, public realm and all other external areas shall be submitted to, and approved in writing by, the Local Planning Authority.

The external lighting strategy, which shall be based on the recommendations set out in Chapter 16 (Ecology and Nature Conservation) and appendices thereto of the Environmental Statement and Secured by Design principles, shall include, inter alia, the following details:

(i) Number and location of proposed luminaires, luminaire light distribution type, lamp type, lamp wattage and spectral distribution; stand type and mounting height, orientation/direction, beam angle (which should be as low as possible), projected light distribution maps of each lamp including light spillage on to any other features such as buildings, watercourses and trees, and details of any hoods or cowls, and type of control gear and lighting regime (timing and duration of illumination); and

(ii) A strategy for the long-term ownership, management and long-term

maintenance of the external lighting for the lifetime of the development.

The approved external lighting strategy shall be implemented in full prior to occupation of the relevant phase of development, and maintained as such for the lifetime of the development.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, safeguard public safety and in the interests of prevention of crime and anti-social behaviour.

10.1.28 SuDS

Prior to commencement of superstructure works hereby permitted full particulars of a Sustainable Drainage System (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority.

The SuDS shall be based on the details set out in Chapter 15 (Water Resources, Drainage and Flood Risk) of the Environmental Impact Assessment including the Executive Summary and the Burohappold Engineering Woodberry Down Phase 3 Flood Risk Assessment ref 0041665 rev 04 dated 16/05/2019, and shall include the following details:

(i) A full detailed specification, including appropriate calculations, construction details and drainage layout, of a site specific SuDS that achieves greenfield runoff rates in surface water run-off rates in respect of the new build elements compared to the existing run-off rates, which shall include green and blue roofs, rainwater harvesting, filter strips/drains, bio-retention systems, rain gardens, swales, underground attenuation systems and the flow control system and reduced reliance upon the use of underground attenuation tanks; and

(ii) A site specific strategy for the ownership, management and long-term maintenance for the lifetime of the development for all elements of the surface water drainage system proposed on the site; and

(iii) Details of run-off to local waterways.

The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full in respect of each phase of development (as defined by the details approved under the scope of condition 3 above) prior to the first occupation of the relevant phase of development, and maintained as such for the lifetime of the development.

REASON: To address climate change and ensure that the development will provide a sustainable drainage system.

10.1.29 FRA - additional details (land level changes)

Prior to commencement of the superstructure works hereby permitted full details of the proposed land levels of the site (including drainage low points along the carriageways) and ground floor finished floor levels, which shall

comply with the recommendations of section 6.4 of the Burohappold Engineering Woodberry Down Phase 3 Flood Risk Assessment ref 0041665 rev 4 dated 16/05/2019, shall be submitted to, and approved in writing by, the Local Planning Authority

The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the relevant phase of development, and maintained as such for the lifetime of the development.

REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

10.1.30 Parking Design and Management Plan

Prior to the occupation of the development, details of the Parking Design and Management Plan (DSMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The PDMP shall include the following details:

(i) Safe design of the agreed number of off street car parking spaces and access for pedestrians and cyclists and minimisation of conflict between user groups; and

(ii) Appropriate provision of blue badge parking and electric vehicle charging points; and

(iii) Include details of how additional blue badge car parking could be provided in the future through conversion of standard car parking spaces; and

(iv) Permanent mechanisms for prevention of non-car parking areas to be used for that purpose; and

(v) Permanent mechanisms for securing the disabled parking bays for use by disabled residents only and remaining available for that use in perpetuity for the lifetime of the development;

(vi) Ensure that use of car parking for the relevant block is actively controlled through measures set out in the DSMP; and

(vi) Set out the measures to enforce the car parking arrangements for the relevant block.

The approved PDMP shall be implemented in full prior to occupation of the phase of development, fully implemented for the life of the development.

REASON: In the interests of highway safety and the amenity of neighbouring occupiers.

10.1.31 Private bicycle storage

Prior to the occupation of the development hereby permitted, full details of secure, accessible, on site bicycle storage including location, layout, stand type and spacing, shall be submitted to, and approved in writing by, the Local Planning Authority.

Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision of bicycle spaces is made within the development in the interests of discouraging car use, relieving congestion in surrounding streets, safeguarding highway safety and improving highway conditions in general.

10.1.32 Commercial/community bicycle storage - ancillary accommodation

Prior to the occupation of each unit of commercial/community floorspace of Blocks A and B, full details of internal lockable space and associated facilities such as showers to be used in association with the commercial/community floorspace within each unit shall be submitted to, and approved in writing by, the Local Planning Authority.

Such details as approved shall be implemented prior to the first occupation of each unit of commercial/community floorspace and shall thereafter be retained and maintained.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets, safeguarding highway safety and improving highway conditions in general.

10.1.33 Public bicycle parking

Prior to the first occupation of the development hereby permitted, details of 78 visitor bicycle parking spaces including location, layout, stand type and spacing, shall be submitted to, and approved in writing by, the Local Planning Authority.

Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision for the parking of bicycles is made for future users and visitors of the development in the interest of relieving congestion in surrounding streets, safeguarding highway safety and improving highway conditions in general.

10.1.34 Delivery and Servicing Management Plan

Prior to the occupation of each phase of development (as defined by the

details approved under the scope of condition 3 above), details of the Delivery and Servicing Management Plan (DSMP) for both residential and commercial/community uses within that Block or Building shall be submitted to, and approved in writing by, the Local Planning Authority.

The DSMP(s) shall:

- (i) Seek to rationalise the number of delivery and servicing with the aim of reducing traffic impacts for the relevant block; and
- (ii) Include, inter alia, details of the location and management of servicing areas; location, number and timings of deliveries and collections (which should avoid anti-social hours); the types of delivery and collection vehicles; and
- (iii) Ensure that delivery space and time for the relevant block is actively controlled through measures set out in the DSMP; and
- (iv) Set out the measures to enforce the servicing arrangements for the relevant block.

The approved DSMP(s) shall be fully implemented for the life of the development.

REASON: In the interests of highway safety and the amenity of neighbouring occupiers.

10.1.35 Refuse/Recyclables Management Plan

Prior to the occupation of each phase of development (as defined by the details approved under the scope of condition 3 above), details of the refuse/recyclables management plan (RRMP) for both residential and commercial/community uses within that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority.

The RRMP(s) shall include (a) details of the location and management of storage areas, details of the refuse and recyclables containers, quantum of storage provided, location, number and timings of deliveries and collections, and details of how the refuse/recyclables containers will be moved from the storage areas to collection points, and (b) set out the measures to enforce the servicing arrangements for the relevant phase of development.

The approved RRMP(s) shall be fully implemented for the life of the development and all refuse/recycling shall be managed in accordance with the approved RRMP(s).

REASON: In the interests of highway safety and the amenity of neighbouring occupiers and to safeguard public health through the reduction of pollution and likelihood of vermin infestation.

10.1.36 Energy Centre 1

Prior to commencement of the development hereby permitted (other than works of demolition) a full new energy strategy and low carbon transition plan, its timeline for implementation, details of the technology, design and indicative capacity of the energy centre(s) to supply energy to the masterplan site wide district heat network and potential extension to adjoining developments, shall be submitted to, and approved in writing by, the Local Planning Authority.

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

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

10.1.37 Energy Centre 2

Prior to the commencement of the use of the energy centre, full details of the combined heat and power unit and boilers, or alternative technologies, installed in the energy centre and the details of any emissions mitigation equipment installed, shall be submitted to, and approved in writing by, the Local Planning Authority.

The technology units installed in the energy centre shall meet, or improve upon, the emissions standards and technical details associated with air quality set out in the Environmental Statement and Air Quality Impact Assessment or any details approved under the scope of condition 36 above, and shall include details of long term monitoring and maintenance adequate to demonstrate continued compliance with the emission limits.

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

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

10.1.38 Energy centre 3

On or before 1st January 2023, full details, including drawings and technical specifications, of the energy centre shall be submitted to, and approved in writing by, the Local Planning Authority.

The submitted details shall include the following details:

(i) Detailed design, of the distribution network, including locations of connection points and heat exchangers, to KSS1, KSS3 and Phase 2, including details of capacity, reduction and mitigation measures for heat

losses from the pipe length of the whole network (both buried and block pipework), and insulation and design temperatures and its delivery; and

(ii) Sections and floor plans to an appropriate scale showing the layout of the plant in the energy centre, demonstrating that sufficient space is provided for the approved equipment and additional equipment to be installed in future; and

(iii) A site specific strategy for the ownership, management and long-term maintenance for the lifetime of the development for all elements of the operation of the energy centre; and

The approved details shall be fully implemented for the life of the development.

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

10.1.39 Energy centre 4

On or before 1st January 2026, the following details shall be submitted to, and approved in writing by, the Local Planning Authority in order to confirm that the Phase 3 Energy Centre is installed, commissioned and operational in respect of its connections to KSS1, KSS3 and Phase 2;

i) Detailed drawings showing the as built routing and sizing of the District Heat Network that connects the KSS1, KSS3 and Phase 2 sites to the Phase 3 Energy Centre, which shall be sufficient to allow expansion and connection to future phases of development and Kick Starter 4; and

ii) Confirmation that all temporary plant rooms in KSS1, KSS3 and Phase 2 have been decommissioned and connection of these elements of the Woodberry Down Development to the District Heat Network has been undertaken; and

iii) confirmation that Phase 3 is also connected to its Energy Centre.

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

10.1.40 Energy centre 5

Within 3 months of the commencement of the use of the Phase 3 Energy Centre the applicant shall submit in writing details of tests undertaken on the installed systems to demonstrate that the emissions standards set out in the

Air Quality Impact Assessment or any details approved under the scope of condition 37 above have been met, to the Local Planning Authority.

The systems shall be maintained thereafter in such a way as to ensure that these standards continue to be met for the life of the development.

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

10.1.41 Solar Photovoltaic Panels

Prior to the first occupation of each phase of the development (as defined by the details approved under the scope of condition 3 above), full details of solar photovoltaic panels on each building, to be installed in conjunction with biodiverse roofs, shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved equipment shall be installed in full accordance with the approved details prior to the first occupation of the relevant phase of the development and shall be retained in working order thereafter.

REASON: To ensure that the development is adequately sustainable.

10.1.42 Air permeability testing

Prior to final occupation of the occupation of the development, certification confirming that the development has achieved an FEE of 32.34 kWh/m²/yr and an average Air Permeability of 4 m³/h/m² at 50Pa shall be submitted to, and approved in writing, by, the Local Planning Authority.

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

REASON: In the interest of addressing climate change and to protect local air quality and contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

10.1.43 NSC - Non Road Mobile Machinery

Only Non Road Mobile Machinery which complies with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' will be present on or used at the development site during the demolition and construction process. All NRMM must be entered on the Non Road Mobile Machinery online register at <https://nrmm.london/user-nrmm/register> before being operated. Where Non-Road Mobile Machinery, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery', is present on site all development work will stop until it has been removed from site.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

10.1.44 Fixed plant

The total noise levels from any fixed plant at the site shall at all times be 10dB(A) below the background noise level when measured at any nearby residential unit in accordance with BS4142:1997.

REASON: To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery.

10.1.45 Microclimate

Notwithstanding the Pedestrian Level Wind Microclimate Assessment produced by RWDI dated December 2018 (appendices to Chapter 9 of the Environmental Statement), any submission to the Local Planning Authority pursuant to conditions 17 and 20 above shall be accompanied by an updated Wind Survey demonstrating how a) appropriate mitigation measures within the podium gardens and at ground floor level have been incorporated into the landscaping proposals and architectural detailing and b) the balconies located within the development have appropriate screening/planting to enable a comfortable sitting environment.

The details shall be approved in writing by the Local Planning Authority and remain in perpetuity for the lifetime of the development.

Reason: To ensure that the mitigation measures identified in the submitted wind study are taken forward in the interest of the pedestrian environment and quality of private amenity spaces.

10.1.46 Hours of use - A1 and A2

The retail (Use Class A1) and professional (Use Class A2) uses hereby permitted shall only be open to the public between (08:00) hours and (20:00) hours Monday to Saturday and (09:00 to 16:00) on Sundays and Bank and other Public Holidays.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb neighbouring occupiers or prejudice local amenity generally.

10.1.47 Hours of use - A3, D1 and D2

Any restaurant/cafe (Use Class A3) or community (Use Class D1 and D2) uses hereby permitted shall only be open to the public between 07:00 hours

and 23:00 hours on any day.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb neighbouring occupiers or prejudice local amenity generally.

10.1.48 Hours of use - A3, D1 and D2 outdoor seating

Any outdoor seating serving restaurant/cafe uses (Use Class A3) or community (Use Class D1 and D2) uses hereby permitted, shall not be used for patron seating or congregation between 21:30 and 10:00 on any day.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb neighbouring occupiers or prejudice local amenity generally.

10.1.49 Operational Management Plan

Prior to occupation of the units of each commercial/community use hereby permitted, a detailed Operational Management Plan (OMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The OMP(s) shall include (a) details of measures to mitigate any noise and disturbance arising from the commercial and community uses hereby approved, and (b) set out the measures to enforce the OMP for the relevant unit.

The operation of the approved uses shall only be carried out in accordance with the details thus approved.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of general disturbance.

10.1.50 Mechanical and passive ventilation - commercial/community uses and uses falling within A3

Prior to the occupation of Blocks A and B, full details of the routing of mechanical ventilation and the passive provision of associated ducting for all commercial units shall be provided to and approved by the Local Planning Authority.

The approved details shall be installed and commissioned prior to occupation of Blocks A and B and shall be permanently maintained in proper working order thereafter.

Prior to commencement within the development for any purposes falling within Use Class A3 full details of any mechanical ventilation, extraction, condensing or other plant associated with the use of each such unit shall be submitted to, and approved by, the Local Planning Authority.

Such details are to include full details including manufacturers' specifications of all filtration, deodorising systems, noise, odour and vibration output and

control, termination points and maintenance schedule. The total noise level from externally fixed plants shall be 10 dB(A) below the background measured LA90 level at the nearest noise sensitive premises at any time. The method of assessment shall be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. A test shall be carried out prior to the discharge of this condition to show the above criterion required shall be met and the results submitted to the Local Planning Authority.

The approved details shall be installed and commissioned prior to commencement of any A3 use(es) and shall thereafter be retained and maintained in proper working order for the lifetime of the use(es).

REASON: To protect the amenity of future occupiers and the occupiers of neighbouring properties.

10.1.51 BREEAM

The non-residential units within the development as designed, specified and built shall achieve a BREEAM rating of “very good” (with a minimum target of 65% to be achieved).

REASON: In the interests of the promotion of sustainable forms of development and construction and addressing climate change.

10.1.52 Sound insulation 1

Prior to commencement of superstructure works on Blocks A and B, details of a sound insulation scheme, including impact sound insulation, to be implemented between the residential accommodation and any non-residential uses (including car park areas) shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved details, which should achieve a minimum level of insulation of Rw 55dB, and higher if music is to be played in the unit at levels above 75 dB LAeq or with particularly high levels of bass content, shall be installed prior to occupation of Blocks A and B and shall be permanently retained and maintained thereafter.

REASON: To provide an appropriate standard of accommodation and protect the amenity of future occupiers and the occupiers of neighbouring properties.

10.1.53 Window Energy Efficiency

The g-value of all windows and glazed doors must be equal to or less than 0.40.

REASON: In the interests of sustainable development.

10.1.54 Accessible Dwellings

10% of the dwellings hereby approved as shown on the approved plans shall be constructed and fitted out in compliance with Building Regulations Requirement Part M4(3) (or any subsequent replacement) prior to first occupation.

The remaining dwellings shall be constructed and fitted out in compliance with and to a minimum of Building Regulations Requirement Part M4(2) standard (or any subsequent replacement) prior to first occupation.

REASON: To ensure that the development is adequately accessible for future occupiers.

10.1.55 Accessibility - level floors

Level access shall be provided to all residential flats and the ground floor uses hereby approved before the relevant part of the development is first occupied.

REASON: To ensure the development is fully accessible.

10.1.56 Secured by Design

Prior to occupation of each building or part of a building, a Certificate of Compliance shall be obtained that confirms achievement of the relevant Secured by Design Guide.

REASON: In the interest of amenity and creating safer, sustainable communities and residential amenity.

10.1.57 Privacy Measures

The openings to the north west elevation of the units located at all levels in the north corner of Building A3 and all openings to the west elevation of Building A4 shall be obscure glazed and non-opening below a height of 1.8m above finished floor level.

The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In the interests of preventing mutual overlooking of residential units within the development and thereby securing an adequately high quality of accommodation for future occupiers.

10.1.58 Water

The development hereby approved shall not be occupied until confirmation has been provided that either:-

all water network upgrades required to accommodate the additional flows from the development have been completed; or

a housing and infrastructure phasing plan has been agreed with Thames

Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

10.2 Recommendation B

That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into a legal agreement in order to secure the following matters to the satisfaction to the satisfaction of Head of Planning and Director of Legal and Governance Services:

Financial contributions:

Payment of £100,000 towards employment training; and

Payment of £179,486.50 towards libraries; and

Payment of £737,200 towards healthcare; and

Payment of £13,399.66 towards public art; and

Payment of £19,245 towards end use jobs through the operational phase; and

Payment of £10,000 and £60 per household towards electric vehicle car club (and associated on street electric vehicle charging points); and

Payment of £10,000 towards the monitoring of the travel plan; and

Payment of £17,500 towards the monitoring of the demolition and construction management plans; and

Payment of £224,419.96 towards the cost of highway works associated with the development required to Woodberry Grove; and

Payment of £8,313,750 towards the Seven Sisters Road improvement scheme and £900,000 towards monitoring of delivery of the Seven Sisters Road improvement scheme; and

Payment of £54,615 towards TfL bus services serving the

locality; and

Payment of 60% of ground rents in perpetuity towards improvement and maintenance of public open space local to the development; and

Payment of CAVAT value of £175,000 as compensation for harm to public amenity through loss of “Happy Man” street tree; and

Payment of contribution to the LBH Carbon Offset fund (to be worked out in accordance with formula set out in Planning Contributions SPD); and

Payment of £48,131.15 towards monitoring fees; and

Payment by the landowner/developer of all the Council’s legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Legal Agreement.

Non-financial contributions:

Affordable housing provision (42%) and mix (52% shared ownership/48% social rent), including GLA compliant early and late stage review mechanism; and

Approved architects clause to ensure quality of design in delivery of the scheme; and

Securing a car free development (in respect of market occupiers and “new” affordable housing occupiers) and a car capped development in respect of “existing” affordable housing occupiers (with a falling away of car parking privileges over time); and

Conversion of access to Newton Close from vehicular traffic to green living street; and

Construction of internal streets to London Borough of Hackney specification prior to adoption; and

Shell and core specification for community facility; and

Participation in the LBH Hackney Works Scheme; and

Participation in the Considerate Constructors Scheme.

8.2. Recommendation C

That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team

Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

9. **INFORMATIVES**

9.1. Building Control

9.2. Hours of Building Works

9.3. Naming and Numbering

9.4. CIL Informative

9.5. S106 Informative

9.6. NPPF

9.7. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near the mains (within 3m) checks will be required to ensure that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the service in any other way.

The proposed development is located within 15m of Thames Water's underground assets, as such the development could cause the assets to fail if appropriate measures are not taken.

9.8. Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

9.9. The Demolition and Construction Management and Logistics Plans (DCMLP) should be drafted in accordance with TfL's CLP guidance on Construction Logistics Plans which can be accessed at <http://content.tfl.gov.uk/construction-logistics-plan-guidance.pdf>.

9.10. Adoption of internal highways within the development, including restricted access streets, will be conditional on technical approval of the final design which should be constructed to the LBH adoptable highways standard of:

- Full depth carriageway construction with DBM surface course; and
- 600x600 fibre reinforced artificial stone paving laid on sand; and cement bed and granular sub-base with 1:40 crossfall; and
- 150x300 granite kerb with 120mm-140mm kerb face.

- 9.11. The proposed bicycle storage and parking facilities should be designed in accordance with TfL's best practice guidance which is contained within TfL's London Cycle Design Standards chapter 8 <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>.
- 9.12. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 9.13. 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 our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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.

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.

- 9.14. Reference shall be had to Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust Systems published by DEFRA (www.defra.gov.uk/environment/noise/research/kitchenexhaust/index.htm).
- 9.15. The applicant should seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) for further guidance on the SBD requirements for this site. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or during office hours by telephone on 0208 217 3813.
- 9.16. The integration of automatic sprinkler systems are highly recommended throughout the development hereby permitted in the interests of fire safety.
- 9.17. "Landscaping" means the treatment of land (other than buildings) being the site or part of the site in respect of which this planning permission is granted, for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, planting of trees, hedges, shrubs or grass, formation of banks, terraces or other earth works, laying out of gardens or courts, and other amenity features. Please note that an alternative model of drinking fountain will be required as the model shown in submitted documentation is not the new standard type being used across London, which is more robust whereas the type shown is non-standard and will as a result be harder to maintain.
- 9.18. Please note that any expansion or intensification of the use of the energy centre hereby provided will require the benefit of consent regardless of whether additional associated plant and equipment is fully internal to the development by virtue of that fact that any such expansion or intensification would represent a deviation from details approved under condition.
- 9.19. The swift bricks required under the scope of condition 11 should be designed and installed in accordance with advice from the RSPB.

Signed..... Date.....

Aled Richards – Director, Public Realm

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE	LOCATION CONTACT
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		EXTENSION OF ORIGINAL COPY	OFFICER
1	<p>Hackney Local Plan 2033 and London Plan 2016.</p> <p>Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies.</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p>	<p>Catherine Slade</p> <p>Principal Planner Growth Team - Woodberry Down</p> <p>020 8356 8056</p>	<p>2 Hillman Street, London E8 1FB</p>