

EAST AREA PLANNING SUB-COMMITTEE

5th December 2011

Addendum to the report of the Assistant Director of Planning & Development Management

Pages 23-41

B/02471/11

1230-1232 High Road N20 0HL

Amend Recommendation I:

Part 3:

Delete reference to 'Social Rented Accommodation' and replace with 'Affordable Rented Accommodation'

Part 6:

Amend Health contribution to £30,001.00.

Amend Recommendation II:

Amend Condition 3:

Before the development hereby permitted is occupied car parking should be provided in accordance with the submitted plans and parking spaces shall not be used for any purpose other than the parking of vehicles in connection with the approved development. The parking layout should include provision of disabled parking spaces and electric charging points for all elements of the development.

Reason:

To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the Adopted Barnet Unitary Development Plan (2006).

Amend Condition 4:

Prior to occupation the approved development shall make provision for cycle parking and storage facilities in accordance with the submitted details and spaces shall be permanently retained thereafter.

Reason:

In the interests of promoting cycling as a mode of transport in accordance with policies M4 and M5 of the Adopted Barnet UDP (2006).

Amend Condition 6:

Before the site is occupied the layout and gradient of the access ramp to the basement car park shall be constructed in accordance with details submitted in drawings 213 Rev B, 200 Rev B and 201 Rev B.

Reason: To ensure the safe form of access to the development and to conform with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Amend Condition 7:

The access to the basement car parking shall be controlled by traffic signals and sensors in accordance with submitted details in Appendix 2 of Planning Supporting Statement.

Reason: In the interest of highways safety

Amend Condition 8:

All works must be carried out in full in accordance with the submitted Construction Management Plan unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Amend Condition 9:

The building and surrounding land shall be constructed to the levels as shown on the approved plans.

Reason:

To ensure the work is carried out at suitable levels in relation to highway and adjoining land having regard to access and the amenities of adjoining occupiers.

Delete Condition 11 and insert new condition:

Details of the boundary treatments surrounding the site and any access gates including details of the height, position and materials shall be submitted to and agreed in writing with the LPA prior to the commencement of the development. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason:

To safeguard the character and appearance of the street scene and in the interests of highway safety.

Amend Condition 14:

The landscaping of the site and amenity area shall be carried out as per the approved plans.

Reason:

To ensure a satisfactory appearance to the development.

Amend Condition 18:

The external lighting shall be carried out as shown on the submitted plans and permanently maintained thereafter.

Reason: To ensure a safe form of development.

Amend Condition 19:

Before the development hereby permitted commences details of methods to protect privacy within the development and of neighbouring sites shall be submitted to and agreed in writing with the LPA. Details should include use of privacy screens, obscure glazing and high level windows where appropriate. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

Insert additional conditions:

Prior to the occupation of the development a Maintenance Agreement for the traffic signals should be submitted to and agreed in writing with the Local Planning Authority. Details of all equipment associated with the proposed access system should also be submitted and must be installed within the site's boundaries and not encroach on the public highway.

Reason: In the interest of highways safety

Prior to the commencement of the development hereby approved details of any external handrails or balustrading to the ramped areas shall be submitted to and agreed in writing with the LPA. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason:

To safeguard the character and appearance of the development and general street scene.

The dwellings shall achieve a Code Level 4 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 4 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

Pages 1-22

B/02368/11

Sarah Cohen House, Asher Loftus Way, London, N11 3ND

Four additional letters of objection received following the reconsultation process. The objections raised have already been discussed within the committee report.

Amend Condition 1 to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

108, 2385 050 Rev B, 2385 051 Rev A, 2385 052 Rev A, 2385 053 Rev B, 2385 054 Rev A, 2385 116 Rev D, 2385 117 Rev C, 2385 118 Rev B, 2385 120 Rev E, 2385 121 Rev E, 2385 122 Rev E, 2385 124 Rev B, 2385 125 Rev A, 2385 131 Rev D, 2385 132 Rev D, SKE.112 Issue C, 231/001 rev A, Planning Statement by Savills dated June 2011, Design and Access Statement by M R Partnership and Land Use Consultants dated 1 June 2011, Ecological Appraisal by Land Use Consultants dated December 2010, Bat Survey Brief by Land Use Consultants dated May 2011, Sustainability Report by Blyth+Blyth, Environmental Noise Survey and PPG24 Assessment Report 16788/PPG241.1 dated 23 November 2010, Statement of Community Involvement by Savills, Framework Travel Plan by ADL Traffic Engineering Ltd, Transport Statement by ADL Traffic Engineering Ltd, Lc20373:90:002 Revision A, Lc20373:90:003 Revision B (date received 6-Jun-2011);

Bat Survey Report by The Ecology Consultancy (date received 27-Jun-2011);

Archaeological Desk Based Assessment dated June 2011 (date received 30-Jun-2011);

Proposed maintenance and access strategy for green and brown roofs (date received 8-Aug-2011);

2385 100 Rev K, 2385 111 Rev G, 2385 112 Rev H, 2385 113 Rev H, 2385 114 Rev F, 2385 115 Rev D, SK 111 Rev J, 5027 SKE.115 Issue G, SKE.129 Issue B, SKE.130 Issue D, SK.134 Issue A, SK.135 Issue A, SKE 136, 131 Issue C, Arboricultural Report Report Date: 26th September 2011, 231/002 Rev E, Landscape Response to Planning Office Comments (date received 4-Oct-2011).

Flood Risk Assessment by Blyth+Blyth dated 30 November 2011 (date received 30-November-2011).

Reason:

For the avoidance of doubt and in the interests of proper planning.

Amend Internal/Other Consultations to include:

Access in Barnet raises concerns in respect of detailed internal layout.

Comments received from the Environment Agency

After reviewing the revised FRA they have advised they have no objections. The proposed development will only be acceptable if a planning condition is imposed requiring a number of drainage details.

Add the following condition:

Development shall not begin until a surface water drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme must include the following measures as detailed in the approved FRA (Blyth and Blyth, 30 November 2011)

- Total surface water run-off leaving the site to be restricted to 11 litres per second (l/s);
- Surface water attenuation to be provided on site such that no flooding occurs during the 100 year climate change event. Storage to be provided in an enlarged dry pond of no less than 330 cubic metres, a flood basin of no less than 31 cubic metres, and underground attenuation;
- Drainage system to incorporate permeable paving throughout the car parking areas, a swale for roadside drainage, and green roofs on the new development.

Reason

To prevent the increased risk of flooding, to improve and protect water quality and to improve habitat.

Add the following informative:

In order to check that the proposed stormwater system meets the Environment Agency's requirements, the following information will be required: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes; b) Confirmation of the critical storm duration; c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365; d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required; e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated;

f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with a 30% allowance for climate change in line with Planning Policy Statement 25 (Table B.2). If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

Amend informative 2 to read as follows:

Any details submitted in respect of the Construction Method Statement shall indicate how the hours of operation will be controlled, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials, any proposed lighting as part of the construction process and a community liaison contact.

Amend Condition 5 to read as follows:

Before the development commences (excluding works to trees and access road) details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

Amend Condition 7 to read as follows:

Before the development commences (excluding works to trees and access road) details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

Amend Condition 9 to read as follows:

Before the development commences (excluding works to trees and access road) details of all extraction and ventilation equipment shall be submitted to

and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

Amend Condition 20 to read as follows:

Before the development commences (excluding works to trees and access road) a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval that assesses the likely noise impacts from the development of the electricity sub station and energy centre. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

Amend Condition 23 to read as follows:

Before works commence on the access and estate roads, the details of the access and estate road(s) shall be submitted to and approved in writing by the Local Highways Authority. Highways Engineering Drawings and detailed Construction Specifications shall be submitted, with a minimum scale of 1:200. The estate road as approved shall be constructed in accordance with the approved details before the site is occupied.

Reason:

To ensure the safe form of the development and to protect the amenity of the area.

Remove Condition 25

Remove Condition 28

Pages 42-48

B/03681/11

Lavendale Montessori Nursery, Southover, London, N12 7JG

Amend Condition 1 to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, illustration of proposed fence, existing site plan, proposed site plan (received 30th August 2011) site and block plan (received 23rd September 2011) e-mail from Terry Hadley dated 2nd December 2011 confirming overall height of the canopy structure will be 3m, existing and proposed elevations (received 5th December 2011)

Reason:

For the avoidance of doubt and in the interests of proper planning.

Amend 'Proposal' section on p.45 by substituting '3.25m' on line three, with 3m.

Substitute final sentence of this section on p.46 with the following:

"The height of the proposed fence will remain at 0.9m and overall height of the proposed canopy would be 3m as previously approved."

Amend 'Planning Considerations' section on p.46, second sentence of second paragraph, by omitting, "although slightly increased from that previously approved."