

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

8 DECEMBER 2010

COMMITTEE

*Councillor Wendy Prentice (Chairman)
*Councillor John Marshall (Vice-Chairman)

Councillors:

Maureen Braun	*Anita Campbell	*Jack Cohen
*Alison Cornelius	*Claire Farrier	*Hugh Rayner
*Andreas Tambourides	*Jim Tierney	*Sury Khatri (substituting for Maureen Braun)

*denotes Member present
\$denotes absent on Council business

- 1. MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting of the Committee held on 11 November 2010 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
Apologies for absence were received from Councillor Maureen Braun
- 3. DECLARATION OF MEMBERS' INTERESTS (Item 3):**
None
- 4. PUBLIC QUESTION TIME (Item 4):**
None.
- 5. MEMBERS' ITEMS (Item 6):**
There were no Members' items.
- 6. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)**
RESOLVED – That the Council's decision on the applications listed below be as indicated, and that the Assistant Director of Planning and Development Management be instructed to convey such decisions to the applicants.

COLINDALE WARD

H/02041/10 Land at Station House and part of former Colindale Hospital site, Colindale Avenue
Semali Investments Ltd
Construction of a part 7, part 18 storey building comprising a 374 bed Aparthotel (Use Class C1) together with a bar-club / restaurant (Use Class A3/A4), gym (Use Class D2) and four commercial units on the ground floor (Use Class A1/A3) along

with associated car parking and landscaping.

The Assistant Director of Planning and Development Management circulated and addendum to the report.

The Committee having heard oral representations from Mr Malcolm Linchis objecting to the application and the applicant's response, resolved to;

APPROVE the application subject to the following:

1. The GLA has confirmed (e-mail dated 7th December 2010) that they are satisfied with the additional information that the applicant has provided in response to their Stage 1 comments and that the application complies with the London Plan. They have therefore confirmed that as per the recommendation in their Stage 1 report, the Mayor of London does not need to be consulted again on the application and the Local Planning Authority can determine the application.

2. That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of seeking to secure the following.

a. Legal Professional Costs Recovery

Paying the Council's legal and professional costs of preparing the Agreement and any other enabling arrangements.

b. Enforceability

All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.

c. Highways Infrastructure

Payment of a financial contribution of £10,000 index linked to the Council towards the upgrade and signalisation of the junction of the A5 Edgware Road and Colindale Avenue;

d. Public Transport Improvements

In accordance with the priority identified in the CAAP the payment of a financial contribution of £50,000 index linked to the Council towards the general improvement of public transport services within the vicinity of the Aparthotel Site including Step Free Access at Colindale Underground Station;

e. Travel Plan

The applicant shall enter into a Travel Plan that seeks to reduce reliance on the use of the private car and to ensure the sustainability of the development.

f. Other Issues

The applicant shall provide quarterly to the Council an update report on progress of the development for all stages of development, construction and occupation.

3. That upon completion of the agreement specified in recommendation 2, the Assistant Director of Planning and Development Management approve the planning application reference H/03982/10 under delegated powers subject to the following conditions:

1. Approved Plans

This development hereby permitted shall be carried out in accordance with the following approved plans and documents:

A(SO)P001; A(GA)P090 Rev.A; A(GA)P100 Rev.A; A(GA)P110 Rev.A; A(GA)120; Rev A; A(GA)P300; A(GA)P400; A(GA)P401; A(GA)P600

- Transport Technical Note prepared by Scott Wilson (dated September 2010);

- Sustainability Assessment on the former Colindale Hospital & Station House prepared by Richard Hodkinson Consultancy (dated 28th September 2010);
- Energy Statement prepared by Richard Hodkinson Consultancy (dated 29th September 2010);
- Design and Access Statement prepared by Contemporary Design Solutions dated September 2010.
- ‘Sustainability Assessment Addendum Statement’ prepared by Richard Hodkinson Consultancy dated November 2010;
- Energy Statement Addendum: Response to GLA Comments’ prepared by Richard Hodkinson Consultancy dated 29th November 2010.

2. Time Limit

This development must be begun within three years from the date of this permission.

3. Aparthotel - Restriction to Hotel Use

Any hotel room shown on approved plans A(GA)P110 Rev.A and A(GA)P120 Rev A shall only be occupied for the purposes of a hotel within Use Class C1 as defined in the Town and Country Planning (Use Classes) Order 2005, as amended.

4. Aparthotel - Maximum Stay

The maximum stay of any guest or person within the Aparthotel hereby approved shall be 90 consecutive days.

5. Ground Floor Commercial Units - Layout

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority:

- The change of use of any ground floor unit occupied under Use Class A3 to a use under Use Class A1 as defined in the Use Class Order 2005 (as amended).

6. Maximum A1 floorspace

The ground floor commercial units hereby permitted shall provide a maximum of 401sqm of Use Class A1 floorspace as defined by the Use Classes Order 2005 (As Amended).

7. Ground Floor Commercial Units - Hours of Use

The A1/A3 units on the ground floor of the building hereby permitted shall not be open to customers before 7am or after 11pm on weekdays and Saturdays or before 8am or after 10pm on Sundays.

8. Bar-club/Restaurant Use

The bar-club/restaurant unit on the sixth floor of the building hereby permitted as shown on plan A(GA)P110 Rev A, shall only be used for the purposes within Use Classes A3 and A4 as defined in the Town and Country Planning (Use Classes) Order 2005 as amended and shall not be open to customers before 7am or after 11pm on weekdays and Saturdays or before 8am or after 10pm on Sundays.

9. Exclusion of Conference or Banqueting facilities

Notwithstanding the plans hereby approved, the proposed development shall not incorporate any Conference or Banqueting facilities.

10. Levels

Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site 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.

11. Materials

Before the commencement of development hereby approved, details and samples of the materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details approved.

12. Hours of Construction

No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

13. Refuse

Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a details of a Waste Management Plan which shall include details of a satisfactory point of collection and any collection arrangements 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 building is occupied.

14. Contaminated Land

The recommendations in chapter five of the report entitled, "Desk Study", reference number, "1032098/GEO/R001" by Mouchel, dated 8th September 2010 shall be carried out before development commences. A report that provides verification that these works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority.

15. Ventilation and Extraction Equipment - Details Required

Before any of the proposed A1/A3 units hereby approved are occupied, details of any extract and ventilation systems shall be submitted and approved by the Local Authority. Details shall include measures to mitigate noise and vibration, such that the noise levels at the façade of any building are 5dB below the ambient background level. Details of odour abatement shall also be submitted and shall be designed for the type of food to be prepared.

16. Noise from Site Plant

The level of noise emitted from the heating, ventilation and air conditioning plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of any neighbouring property which existed at the time of this decision notice.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point

1 metre outside the window of any room of any existing neighbouring property at the time of this decision notice.

17. Noise Report for site plant

Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the LPA for approval that assesses the likely noise impacts from the development of the ventilation/extraction plant. 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).

18. Landscaping - Details

Before the development hereby permitted is commenced, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The details of landscaping shall include but not be limited to the following:

- new tree and shrub planting including species, plant sizes and planting densities as well as planting for green roofs including herbaceous / climbers / grasses / ground cover plants;
- means of planting, staking and tying of trees, including tree guards as well as a detailed landscape maintenance schedule for regular pruning, watering and fertiliser;
- areas of hard landscape works including paving, proposed materials and samples and details of special techniques to minimise damage to retained trees, including trees on adjacent land, and provide conditions appropriate for new plantings; and
- trees to be removed;

19. Landscaping - Maintenance

Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

20. Construction Management Plan

Prior to commencement of development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details. This statement shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site and access and egress arrangements within the site;
- ii. details of how access will be maintained to the NHS Blood and Transplant site and Birch Court, Willow Court and Elysian House;
- iii. site preparation and construction stages of the development;

- iv. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- v. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- vi. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vii. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- viii. noise mitigation measures for all plant and processors;
- ix. details of contractors compound and car parking arrangements;
- x. Details of interim car parking management arrangements for the duration of construction.

21. Parking Details

Notwithstanding the plans hereby approved, before development commences, further details of the car parking access, the design of the car stacker parking system, car lifts and the layout of the parking spaces shall be submitted to and approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

22. Maintenance Agreement for Car Lifts

Prior to the occupation of the development hereby approved a maintenance agreement for the operation of the two car lifts shown on plan A(GA)P090 Rev A must be submitted to and approved in writing by the Local Planning Authority.

23. Parking Management Plan

The development hereby permitted shall not be occupied until a Parking Management Plan detailing the allocation of car parking spaces, on site parking controls and charges, enforcement of unauthorised parking and the maintenance arrangements for the car park stacker systems has been submitted to and approved by the local planning authority. The plan shall be implemented before the building hereby permitted is occupied and maintained thereafter.

24. Cycle Parking Provision

The development shall not be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority and increased in numbers, if needed. All of the spaces shall be permanently retained thereafter.

25. Drainage Strategy

The development hereby permitted shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the local planning authority in consultation with the sewage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

26. Piling

No development shall take place until a Construction Method Statement has been

submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the method of piling;
- b. the design of any foundations; and
- c. methods for the protection of the aquifer beneath the site.

27. Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 'Colindale Hospital' by Scott

Wilson dated January 2009 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated up to the 1 in 100 year critical storm including an allowance for climate change so that it will not exceed the greenfield run-off rate for the site and not increase the risk of flooding off-site.
2. Provision of Sustainable Drainage Systems (SUDS) to provide attenuation of surface water on-site, including living roofs, permeable paving and cellular storage.

28. Environmental Standard: Aparthotel

The development hereby approved is required to meet the BREEAM Excellent rating for non-residential development. Before the building is first occupied the developer shall submit certification to demonstrate that BREEAM Excellent rating has been achieved.

29. Green Roofs

Before the commencement of development details of the Green and/or Brown Roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details as approved.

30. Connection to Decentralised Heating Network

Prior to the commencement of development hereby approved a strategy setting out how the development will connect to the single Energy Centre provided within the Colindale Hospital site under application H/00342/09 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved and shall not be occupied until the applicant has demonstrated that the development has been connected to the Energy Centre.

31. London Underground

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land

- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

32. Accessibility Management Plan

The development hereby permitted shall not be occupied until an Accessibility Management Plan has been submitted to and approved by the local planning authority.

INFORMATIVE(S):-

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i. The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan London Plan (consolidated with Alterations since 2004) (published 19 February 2008) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant: London Borough of Barnet Adopted Unitary Development Plan 2006:
 Policy GSD – Sustainable Development
 Policy GL2 - Tourist Facilities
 Policy GMixedUse – Mixed Use
 Policy GBEnv1 – Character
 Policy GBEnv2 – Design
 Policy GBEnv3 – Safe Environment
 Policy ENV7 – Air Pollution
 Policy ENV13 – Minimising Noise Disturbance
 Policy D1 – High Quality Design
 Policy D2 – Character
 Policy D3 – Spaces
 Policy D5 – Outlook
 Policy D9 – Designing Out Crime
 Policy D11 – Landscaping
 Policy L7 – Tourist Facilities – Preferred Locations
 Policy L10 – Hotels – Development Criteria
 Policy M1 – Transport Accessibility
 Policy M2 – Transport Impact Assessments
 Policy M3 – Travel Plans
 Policy M5 – Pedestrians and Cyclists – Improved Facilities
 Policy M6 – Public Transport – Use
 Policy M7 – Public Transport – Improvements
 Policy M10 – Reducing Traffic Impact
 Policy M13 – Safe Access to New Development
 Policy M14 – Parking Standards
 Policy IMP1 – Priorities for Planning Obligations
 Policy IMP2 – Use of Planning Obligations
 - ii. The proposal is acceptable for the following reason(s): -
 The proposed redevelopment of the site will deliver a high quality building on a key

site identified in the adopted Colindale Area Action Plan (March 2010). The proposed Aparthotel will create a landmark building in this gateway location in Colindale and the ground floor commercial units will provide activity within the new public piazza. The application complies with the requirements of the London Borough of Barnet Adopted UDP (2006) and the London Plan (consolidated with Alterations since 2004) and will contribute to meeting the objectives set out in the Adopted Colindale Area Action Plan (2010).

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

2. You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1,

2 & 3 (ISO 1996 pts 1-3) - Description and & measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

3. In order to check that the proposed surface water system complies with condition 25 the following information be provided:

- a. A clearly labelled drainage layout plan showing pipe networks and any green roofs, attenuation ponds, soakaways and drainage storage tanks. 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. Model results to demonstrate the critical storm duration.
- c. Where infiltration forms part of the proposed surface water 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 tanks, calculations showing the volume contained within these is also required.
- e. Confirmation of the agreed discharge rate, with any flow control devices indicated 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, including an allowance for climate change. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and water depths.

- g. Where green roofs are provided, calculations should be submitted to demonstrate the volume of attenuation provided.
4. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
 5. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
 6. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.
 7. The applicant must submit an application under Section 184 of the Highways Act (1980) for the proposed vehicular access(es). The proposed access design details, construction and location will be reviewed by the Development Team as part of the application. Any related costs for alterations to the public highway layout will be borne by the applicant. To receive a copy of our Guidelines for Developers and an application form please contact: David M Smith, Clerk of Works, Traffic & Development Section – Environment and Operations Directorate, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP
- The existing access point to the parking at the rear of Station House via Colindale Avenue is going to be closed and this will be dealt under S278 Enabling works application.
8. The development is required to have a Travel Plan. LB Barnet is promoting the use of Online Travel Plan Builder. A travel plan is a document produced by you which includes a package of measures designed to help and improve transport facilities and promote more sustainable modes. Every plan is specific to the development hence prior to occupation measures need to be tailored to your site.
- Barnet Travel Plan Builder is Online package. It is easy to use and will help you construct your travel plan efficiently. All you have to do is input the information when you are prompted and at the end you will have your site specific travel plan. The travel plan is broken down into manageable chunks and progress is saved in incremental stages.
- It can also be reviewed and modified at any stage up until its submitted.
Submission can be done on-line or Traffic & Development Section, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP]
9. The applicant is advised that Colindale Avenue is a Traffic Sensitive Roads; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction traffic and the Highways Manager should be consulted in this respect.
 10. The applicant is advised that any occupiers of the site would not be able to purchase any type of parking permit, voucher or similar issued within a Controlled Parking Zone (CPZ) in the area that a property address might otherwise be eligible for as part of the councils ongoing management of the public highway.

11. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements required under condition 33, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.
12. Members wish to advise the applicant that they will not look favourably on any further planning applications seeking permission for an enlarged building on the site or further increase in the number of rooms within the approved Aparthotel.

Clause within the S106

Officers agreed to include a clause within the Section 106 agreement to be completed in relation to the Aparthotel development that will require the submission of quarterly reports setting out the following:

- (i) Occupancy levels throughout the whole hotel;
- (ii) the length of stay of guests;

EAST BARNET WARD

B/03800/10 JCoss, Westbrook Crescent, Barnet, Herts, EN4 9AR
JCoSS Trust

Amendment to planning permission B/02385/09 dated 17/03/10 in respect of retention of caretaker's cottage and variation to landscape works and sports provision.

The Committee resolved to;

Approve the application subject to the following conditions;

1. That a deed of variation for the unilateral undertaking attached to B/02385/09 be submitted by the applicant and any other person having a requisite interest in the land to require that the requirements of the original undertaking dated 3.12.08 are linked to this application.
2. That upon submission of such a variation, and subject to direction from the Government Office for London, the Director of Planning, Housing and Regeneration be instructed to approve planning application ref: B/03800/10 under delegated powers subject to the following conditions:
 1. The development hereby permitted shall be carried out in accordance with the following approved plans: 10682 a 00 100 rev B, 10682 a 99 010 rev A,
 2. Within 1 month of the date of this decision notice a phasing plan for the whole development shall be submitted to and approved in writing by the local planning authority. It shall include an undertaking that access to Livingstone School will be maintained throughout the development period and contain a schedule for the discharge of conditions. Conditions shall then be submitted and discharged in accordance with the approved details.
 3. Within 1 calendar month of the date of this decision notice a scheme for the laying out of the parking spaces and cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The parking shall be laid out in accordance with the approved scheme and thereafter shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
 4. The car parking hereby approved shall be managed in accordance with the Car Parking Management strategy approved under ref: B/00594/09 dated 5.3.09.
 5. Within 1 month of the date of this decision notice details of the access and estate road(s) including details of the security gates and ancillary security booth, means and hours of illumination shall be submitted to and approved in writing

by the Local Planning 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.

6. The development shall be implemented in accordance with the levels approved under ref: B/00595/09 dated 11.3.10.

7. Within 1 calendar month of the date of this decision notice 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.

8. The architectural details of the development shall be implemented in accordance with the details approved under ref: B/01080/10 dated 1.4.10.

9. Within 1 calendar month of this decision notice details of the proposed means of enclosure 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.

10. In accordance with details contained within the approved phasing plan, details of all extraction and ventilation equipment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

11. A scheme of hard and soft landscaping, including details of existing trees to be retained and ecological enhancements, shall be submitted to and agreed in writing by the Local Planning Authority in consultation with English Nature within 1 calendar month of the date of this decision notice.

12. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

13. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

14. The development shall be implemented in accordance with the bio mass boiler details approved under ref: B/01081/10 dated 19.8.10.

15. The development shall be implemented in accordance with the air pollution mitigation measures approved under ref: B/01082/10 dated 19.8.10.

16. The use shall be carried out in accordance with the school travel plan approved under ref: B/02152/10 dated 27.8.10.

17. An annual review of the School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in the Summer term of the first academic year of the school commencing and thereafter on an annual basis until the school becomes fully operational after which point a bi-annual review will be required. The review will need to revise targets and action plans in line with increases in the number of pupils. The use shall be carried out in accordance with the School Travel Plan as approved.

18. Within 1 calendar month of the date of this decision notice an Activities Management Plan to manage events on school premises outside of term time and core school hours shall be submitted to and approved in writing by the Local Planning Authority.

19. Notwithstanding the provisions of Part 32, Class A to schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order) no extensions to the school hereby

permitted shall be erected without express planning permission first being obtained.

20. Within 1 calendar month of the date of this decision notice a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

21. No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site without the prior written consent of the local planning authority pursuant to a planning application. Any external lighting, floodlighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

22. The use of the premises for the purposes hereby permitted shall only take place between the hours of 8.00am and 10.30pm on Saturdays and Sundays and between 7.30am and 10.30pm on all other days.

23. The hours of work for all contractors (including sub-contractors) for the duration of site development, shall unless otherwise agreed in writing by the Local Planning Authority be limited to; 8.00am to 6.00pm on Mondays to Fridays, 9.00am to 1.00pm on Saturdays, and No work shall be carried out on Sundays or Bank Holidays.

24. The demolition and/or construction of the development hereby approved, shall be carried out in accordance with the method statement and construction management plan approved under B/04808/08 dated 11.3.10. Any demolition shall be carried out in complete accordance with the approved scheme.

25. The level of noise emitted from the Biomass boilers, extraction and ventilation equipment and plant rooms hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of an existing neighbouring property at the time of this decision notice.

26. The development shall be completed in accordance with the on-site cycle storage facilities approved under ref: B/02450/10 dated 19.8.10.

27. Within 1 calendar month of the date of this decision notice a CCTV camera and equipment scheme detailing where CCTV cameras or equipment shall be affixed to the external elevations of the buildings, or placed/erected within the site shall be submitted to and approved in writing by the local planning authority. Any CCTV cameras or equipment shall be installed and thereafter retained in full accordance with the approved details.

28. The biomass boilers and other renewable energy systems shall be implemented in accordance with the details approved under ref: B/01083/10 dated 21.4.10 and thereafter permanently maintained.

29. In accordance with the details contained within the approved phasing plan surface water drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency.

30. In accordance with details contained within the approved phasing plan surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency.

31. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

32. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

33. The bridge design and land raising shall be carried out in accordance with the details approved under ref: B/00599/09 dated 23.11.10.
34. In accordance with details contained within the approved phasing plan a mitigation strategy for reptiles should be submitted to and approved in writing by the Local Planning Authority. The strategy should include the provision of enhanced receptor sites for individuals that need to be translocated. Any reptiles found on site as a result of the development will need to be handled in accordance with the mitigation strategy.
35. The use shall be carried out in accordance with the community use scheme details approved under ref: B/01084/10 dated 10.5.10.
36. Within 1 calendar month of the date of this decision notice a Management and Maintenance Scheme for a period of 25 years to include measures to ensure the replacement of all artificial surfaces within the next ten years and, management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from the agreement of the scheme.
37. The transitional arrangements for sports activities at the school shall be carried out in accordance with the details approved under ref: B/00601/09 dated 23.11.10.
38. Within 1 calendar month of the date of this decision notice, details of the location of a pedestrian access gate between Livingstone School and the new school grounds, shall have been submitted to and approved in writing by the Local Planning Authority and implemented and retained in accordance with the details as approved.
39. Within 1 calendar month of the date of this decision notice a parking and management strategy for school buses shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London. The scheme shall include a mechanism for review. The school buses shall be operated in accordance with the strategy as approved.
40. The clearance of the site shall be carried out in accordance with the details approved under ref: B/00602/09 dated 23.11.10.
41. The non-residential development is required to meet the generic environmental standard (BREEAM) of very good. Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): L19, M11 and M14
 - ii) The proposal is acceptable for the following reason(s): -
The proposal would retain an existing building on site which results in the need to reconfigure the internal layout. The access road would be pulled further away from the rear boundary of existing properties, additional parking would be provided and whilst the proposal would result in the reduction of hard surfaced sports area the sports provision at the school is not considered to be compromised. The proposal is therefore considered

to be in line with current national and strategic legislation and subsequently the policies contained within the adopted UDP.

Accordingly, subject to the submission of a deed of variation to the unilateral undertaking and the conditions contained within recommendation II of this report, Approval is recommended.

2. In respect of environmental conservation it has been indicated that there may be bats present in the area and that the existing school buildings have the potential to provide bat roosts please note that the Environment Agency recommend that when demolishing buildings and felling trees which might potentially offer bat roosting opportunities. Buildings to be demolished and trees to be felled should be inspected for bats prior to work starting, with Natural England being contacted if any bats are found. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981.
3. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 meters of the brink of the Pymmes Brook main river.
4. The applicant is advised and asked to ensure that all sports facilities that are provided as a result of the development have fully taken into account the Sport England Design Guidance Notes, in particular: The document Better Places for Sport should provide an overall basis for design of new sports facilities, this is found at <http://www.sportengland.org/final-se.pdf>
In respect of court sizes and layout, we refer to the location of the website <http://sportengland.org/sortshalls.pdf>
For changing room facilities we provide the following advice document http://www.sportengland.org/changing_and_lockers.pdf
Design specification and construction of multi use games areas (MUGAs) considerations. The guidance notes are designed to complement existing technical guidance available from Sport England, SAPCA and governing bodies of sport. The specifications define standards considered acceptable by Sport England for the procurement and construction of MUGAs and STPs. Sport England employs Facility Advisors in each of its regional offices to assist applicants with technical development of their projects, and applicants are recommended to discuss proposals with them. Guidance 1 is at http://www.sportengland.org/muga_part1.pdf, Guidance 2 is at http://www.sportengland.org/muga_part2.pdf, and guidance part 3 is found at http://www.sportengland.org/muga_part3.pdf.
5. A Unilateral Undertaking under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

WEST HENDON WARD

H/03145/10 Former Welsh Harp Sailing Club, West Hendon Estate, Cool Oak Lane, London, NW9 7BG
Barratt Metropolitan LLP
Temporary (four years) erection of a compound containing single storey buildings for use as marketing suite and site office buildings. Five Car parking spaces for use with the marketing suite and associated landscaping.

The Committee resolved to;

Approve the application subject to the following conditions;

- (1) That the Director of Planning, Housing and Regeneration be instructed to approve planning application ref: H/03145/10 under delegated powers subject to the following conditions:-
 1. The development hereby permitted shall be carried out in accordance with the following approved plans: Arboricultural Method Statement Ref TF/DR/804 - June 2010; Bat and Reptile Method Statements JPP2545-R-001a -24 June 2010; 0380 001 P2; 0380 050 P7; 0380 100 P7; 0380 020 P1; 0380 021 P1; 0380 200 P5; 0380 201 P5; 0380 210 P4; 0380 211 P4; D1849.L.203 *Revision B*; Environmental Impact Briefing Note.
 2. This development must be begun within three years from the date of this permission.
 3. Before the development hereby permitted commences, details of the colours or materials to be used for the external surfaces of the buildings, hoardings and fencing 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.
 4. Before development hereby permitted is occupied, turning space and parking spaces for the marketing suite shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.
 5. The development hereby permitted shall not be commence until a Car Parking Management Plan detailing the allocation of car parking spaces, on site parking controls and the enforcement of unauthorised parking has been submitted to and approved by the local planning authority. The Car Parking Management Plan shall be implemented before the buildings hereby permitted are in use and maintained thereafter.
 6. During the hours of operation of the Marketing Suite the access gates to the site must be in an open position.
 7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
 8. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site 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.
 9. Before the development hereby permitted commences, 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.
 10. This permission shall be for a limited period only, expiring on 9th of December 2014 when the use shall be discontinued and the buildings and works carried out under this permission shall be removed. At this time, or at any earlier

time that the use should cease, the land shall be reinstated in accordance with landscaping details to be submitted to the Local Planning Authority. This Landscaping scheme must be approved in writing by the Local Planning Authority prior to the use of the proposed development. Such landscaping works must be completed within six months of the cessation of use and should be complete by the end of the 2014-2015 planting season unless otherwise agreed in writing by the Local Planning Authority.

11. No demolition works to the Sailing Base buildings shall commence until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a methodology for mitigation of impacts arising from demolition and landscaping activity including but not limited to:

- I. Proposed schedule of demolition and landscaping works to ensure that it takes place outside of sensitive periods for the SSSI such as the waterfowl breeding season.
- II. Schedule for the installation of the proposed hoarding and fences shown on plan D1849.L.203 Rev:B to ensure that barriers to noise, visual disturbance and access are erected as early as possible.
- III. Measures taken to avoid possible disturbance of reptiles during removal of hardstandings and other demolition or landscaping processes.
- IV. Methods used and measures undertaken to control the emission of dust noise and vibration from the construction works;
- V. Lighting required in association with the demolition works.
- VI. Types of machinery to be used.

Thereafter all demolition shall be undertaken in accordance with the approved statement.

12. Prior to the commencement of development hereby permitted a construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details. The statement shall include:

- I. Schedule of construction activities to ensure that construction works take place outside of sensitive periods for the SSSI such as the waterfowl breeding season.
- II. Specification of reptile fencing.
- III. Details of how vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
- IV. Details of construction lighting and parking.
- V. Methods used and measures undertaken to control the emission of dust noise and vibration from the construction works;

13. No demolition or removal works to the development at the expiry of its temporary use shall commence until a Demolition and Landscaping Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a methodology for mitigation of impacts arising from demolition and landscaping activity including but not limited to:

- VII. Proposed schedule of demolition and landscaping works to ensure that it takes place outside of sensitive periods for the SSSI such as the waterfowl breeding season.
- VIII. Schedule of the removal of the proposed hoarding and fences (shown on plan D1849.L.203 Rev:B) to ensure that barriers to noise, visual disturbance and access are in place to prevent significant impact to the SSSI.

- IX. Measures taken to avoid possible disturbance of reptiles during removal of hardstandings and other demolition or landscaping processes.
- X. Methods used and measures undertaken to control the emission of dust noise and vibration from the construction works;
- XI. Lighting required in association with the demolition works.
- XII. Types of machinery to be used.
- XIII. Details of precautions to be undertaken to minimise damage to trees to be retained. Such details should be in accordance with the recommendations of BS5837: 2005 (particularly section 7)

Thereafter all demolition and landscaping shall be undertaken in accordance with the approved statement.

14. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

15. All work comprised in the approved scheme of landscaping (as shown on Plan D1849.L.203 Revision B) shall be carried out before the end of the first planting and seeding season following commencement of the use.

16. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

17. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details submitted within the Arboricultural Development Report ref: TF/DR/804 June 2010. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

18. No development shall take place until details of proposed lighting and the measures taken to ensure that both external lighting and lighting to the marketing suite do not have a detrimental impact upon the SSSI have been submitted to and approved in writing by the Local Planning Authority.

19. The premises shall be used for construction management and associated uses and as a marketing suite only in association with Phase 2a and the pilot phase of the West Hendon Regeneration (W/13937/04 -with reserved matters submitted under H/04103/08- and W13230A/07 respectively) and no other purpose.

INFORMATIVE(S):-

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (consolidated with Alterations since 2004) (published 19 February 2008) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

GSD – Sustainable Development; GBEnv1 – Character; GBEnv2 – Design; GBEnv3 – Safe Environment; GBEnv4 – Special Area; GParking – Parking; ENV12 – Noise Generating Development; D1 – High Quality Design; D2 - Character; D9 – Designing Out Crime; GMOL – Metropolitan Open Land; O1 – Green Belt/Metropolitan Open Land; O2 - Green Belt/Metropolitan Open Land –

New Buildings and Uses; O17 – Ecological Impact Statement; M14 – Parking Standards;

London Borough of Barnet Adopted Unitary Development Plan 2006:

GSD – Sustainable Development; GBEnv1 – Character; GBEnv2 – Design; GBEnv3 – Safe Environment; GBEnv4 – Special Area; GParking – Parking; ENV12 – Noise Generating Development; D1 – High Quality Design; D2 – Character; D9 – Designing Out Crime; GMOL – Metropolitan Open Land; O1 – Green Belt/Metropolitan Open Land; O2 – Green Belt/Metropolitan Open Land – New Buildings and Uses; O17 – Ecological Impact Statement; M14 – Parking Standards;

REASON FOR APPROVAL:

The proposed development would not have a detrimental impact on the adjacent Site of Special Scientific Interest nor upon the character and openness of the Metropolitan Open Land. The proposal would facilitate the construction of the pilot Phase and Phase 2a of the Regeneration of West Hendon and is considered acceptable on highway and design grounds and should therefore be approved for a temporary period of 4 years subject to appropriate conditions.

2. Public Sewers: Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
3. The applicant advised that if the development is carried out, where possible, the applicant should seek to improve the existing pedestrian visibility splays at either side of the vehicular crossover.
4. The Applicants are advised that there have been sightings of Slow Worms on this site. In the event that they are encountered they should be relocated to a safe area of suitable habitat outside of the application site. Such translocation should only be undertaken following formal advice from a qualified ecologist. Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

The meeting finished at 9.30pm