

## DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

19 JANUARY 2011

### 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	

\*denotes Member present

- 1. MINUTES (Item 1):**  
RESOLVED – That the decisions of the meeting of the Committee held on 8 December 2010 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**  
Apologies for absence were received from Councillor Jack Cohen and Councillor Anita Campbell.
- 3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS (Item 3) :**  
None.
- 4. PUBLIC QUESTION TIME (Item 4):**  
None.
- 5. MEMBERS' ITEMS (Item 6):**  
There were no Members' items.
- 6. PLANNING APPLICATION DEFERRED (Report of the 7 December 2010 Finchley and Golders Green Area Planning Sub-Committee – Agenda Item 7)**  
The Committee having heard oral representations objecting to the application from Mr Jonathan Gerber (Garden Suburb Ward) -  
**RESOLVED** - That determination of the following application be deferred until the next meeting of the Committee:

Application No	Site Address / Ward	Reason for Deferral
F/03980/10	52 The Market Place Falloden Way London NW11 6JP (Garden Suburb Ward)	To enable the Assistant Director of Planning and Development Management to establish whether or not Kerem School had been consulted by the applicant.

**7. TOWN AND COUNTRY PLANNING ACT (1990) – H/04167/10 – ZENITH HOUSE, THE HYDE, LONDON NW9 (COLINDALE WARD) – REDEVELOPMENT OF THE FORMER ZENITH HOUSE SITE COMPRISING THE ERECTION OF BUILDINGS RANGING FROM 2 TO 16 STOREYS TO PROVIDE 309 RESIDENTIAL UNITS., 1611SQM OF CLASS B1 OR D1 FLOORSPACE AND 97SQM OF CLASS A1 OR CLASS A3 FLOORSPACE AND 349 CYCLE SPACES, VEHICULAR ACCESS FROM COLINDEEP LANE AND PEDESTRIAN ACCESS FROM COLINDALE AVENUE (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)**

The Assistant Director of Planning and Development Management circulated an addendum to his report. The Committee

**APPROVED** the application subject to the following :

(1) The application being one of strategic importance and therefore referred to the Mayor of London and no direction being received to refuse the application or for the Mayor to act as the Local Planning Authority for the purpose of determining the application.

(2) Subject to recommendation 1 above, 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. Affordable Housing

Provision of 135 affordable housing units on the site as follows:

i) Social Rented Accommodation:

30 x 1 bedroom (2 person)

2 x 2 bedroom (3 person)

40 x 2 bedroom (4 person)

1x 3 bedroom (4 person)

13 x 3 bedroom (5 person)

11 x 4 bedroom (7 person)

ii) Shared Ownership Accommodation:

15 x 1 bedroom (2 person)

3 x 2 bedroom (3 person)

12 x 2 bedroom (4 person)

8 x 3 bedroom (5 person)

d. Highways Infrastructure

(i) Payment of a financial contribution of £100,000 Index Linked to the Council towards the upgrade of the A5 Edgware Road/Colindale Avenue junction and the A5 Edgware Road/Colindeep Lane junction;

(ii) Payment of a financial contribution of £10,000 Index Linked to the Council towards a review and study of existing CPZs within the vicinity of the site;

e. Public Transport

(i) In accordance with the priorities identified in the CAAP the payment of a financial contribution of £100,000 Index Linked to the Council towards step free access and public transport improvements at Colindale Tube Station;

- (ii) In accordance with the priorities identified in the CAAP the payment of a financial contribution of £50,000 Index Linked to the Council towards Public Realm Improvements in the area;
- (iii) In accordance with the priorities identified in the CAAP the payment of a financial contribution of £20,000 Index Linked to the Council towards Bus Stop Improvements;
- (iv) In accordance with the priorities identified in the CAAP the payment of a financial contribution of £135,000 Index Linked to the Council towards Bus Enhancements.

f. 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. The Travel Plan shall include the following obligations to facilitate modal shift in the choice of transport mode available to occupiers of the residential units as follows:

- (i) Upon acquiring a residential unit the occupier will be given a voucher to the value of £150 per dwelling up to a maximum cost of £46,350 to the applicant. The voucher shall either allow the occupier to purchase up to 2 years membership to the Car Club with the remaining value as an Oyster Card travel pass, or the full value of £150 shall be provided as an Oyster Card travel pass;
- (ii) Upon acquiring a residential unit the occupier will be given a cycle voucher to the value of £150 per dwelling up to a maximum cost of £46,350 to the applicant;
- (iii) Provision of cycle maintenance workshops for the servicing and maintenance of bicycles at a cost of £5,000 to the applicant in order to encourage occupiers to cycle more regularly;
- (iv) Provision of 2 Car Club parking spaces within the development.

g. Travel Plan Monitoring

A contribution of £10,000 Index Linked towards the monitoring of the Travel Plan for the development.

h. Education

A contribution of £757,801 Index Linked towards education provision in the borough.

i. Libraries

A contribution of £25,000 Index Linked towards Library provision within the borough.

j. Monitoring of the Section 106 Agreement

A contribution of £20,000 Index Linked towards the monitoring and management of the S106 planning obligations.

k. Other Requirements

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

l. Health

A contribution of £74,499 Index Linked towards health provision in Colindale in accordance with the priorities identified in the CAAP.

(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/04167/10 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:

10-289 L(00) 000; 10-289 L(00) 001; 10-289 L(00) 099; 10-289 L(00) 100; 10-289 L(00) 101 Rev.A; 10-289 L(00) 102 Rev.A; 10-289 L(00) 103; 10-289 L(00) 104; 10-289 L(00) 105; 10-289 L(00) 106; 10-289 L(00) 107; 10-289 L(00) 108; 10-289

L(00) 109; 10-289 L(00) 110; 10-289 L(00) 111; 10-289 L(00) 112; 10-289 L(00) 113; 10-289 L(00) 114; 10-289 L(00) 115; 10-289 L(00) 116; 10-289 L(00) 117; 10-289 L(00) 201; 10-289 L(00) 202; 10-289 L(00) 203; 10-289 L(00) 301 Rev.A; 10-289 L(00) 302; 10-289 L(00) 303; 10-289 L(00) 304; 10-289 L(00) 305; 10-289 L(00) 306 Rev.B; 10-289 L(00) 307; 126\_SK101215\_01\_playspace.

- Planning Statement dated October 2010 prepared by Rolfe Judd Planning;
- Children's Play Space and Outdoor Recreation Strategy dated October 2010 prepared by Rolfe Judd Planning;
- Off Site Play Provision (ST/DZ/P4156) dated December 2010;
- Landscape Design Report dated October 2010 prepared by Area Landscape Architects;
- Energy Strategy dated October 2010 prepared by Ramboll UK Limited;
- Sustainability Statement dated October 2010 prepared by Ramboll UK Limited;
- Air Quality Assessment dated 14 October 2010 prepared by Ramboll UK Limited;
- Environmental Noise Assessment Report dated August 2010 prepared by Ramboll UK Limited;
- Wind and Comfort Desk Study dated 14 October 2010 prepared by Ramboll UK Limited;
- Flood Risk Assessment dated October 2010 prepared by Ramboll UK Limited;
- Daylight and Sunlight Report prepared by Anstey Horne & Co;
- Transport Assessment (ref: 100203/ZHBAR3) dated 18 October 2010 prepared by Motion Transport Planning;

2. Time Limit

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

3. Restricted Use – Office/Community

The ground and lower ground floors within the building hereby approved shall only be occupied by uses falling within Class B1 or D1 of Town and Country Planning (Use Classes) Order 2005.

4. Restaurant Hours of Opening

The Class A3 restaurant/café use hereby permitted shall not be open to customers before 7am or after 11pm on weekdays or before 11am or after 11pm on Sundays.

5. Levels

Before this development is commenced, details of the levels of the building, roads and footpaths in relation to the adjoining land and highway 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.

6. Materials

Notwithstanding the submitted plans, before the relevant works hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority.

7. Architectural Details

Notwithstanding the submitted plans, before the relevant works hereby permitted is commenced, details of the following at an appropriate scale shall be submitted to and agreed in writing by the Local Planning Authority:

- i. Window reveals
- ii. Roof parapet
- iii. Balconies and balustrades
- iv. Entrances to flats

All works shall conform to those approved.

8. Site Enclosure

Before the development hereby permitted is commenced the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

9. 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.

10. Ventilation and Extraction Equipment

Before occupation of the development hereby permitted on site 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. Noise Mitigation Measures

Before occupation of the development hereby permitted details of the measures to be implemented by the developer to address the findings of the Ramboll PPG24 Noise Report dated August 2010 shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

12. Noise Insulation

The development shall be constructed so as to provide sufficient air borne and structure borne sound insulation against internally generated noise and vibration. This sound insulation shall ensure that the level of noise from the development in the habitable rooms of the adjoining premises shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

13. Noise from Site Plant

The level of noise emitted from all plant and equipment within the development 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.

14. Noise Report for site plant

Before occupation of the development, a report shall 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 shall 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).

15. Odour from restaurant condition

Prior to the occupation of the café/restaurant hereby approved, details of appropriate odour mitigation measures will be submitted to and approved by the LPA. The approved mitigation scheme shall be implemented in its entirety before the use commences.

16. Landscaping - Details

Before the relevant works hereby permitted commences, a scheme of hard and soft

landscaping including details of:

- i. A Landscape Strategy for the central communal courtyard;
- ii. Location and size of proposed tree planting including details of individual tree species and any tree pits proposed;
- iii. Method statement for planting and on-going maintenance of any proposed tree planting;
- iv. Full planting plans for the Green Roofs detailing species, specification and location for any planting, including on-going maintenance shall be submitted and approved in writing by the Local Planning Authority.

All works so agreed shall be carried out strictly in accordance with the approved details.

17. Landscaping - Implementation

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.

18. 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.

19. 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:

- a. details of the routing of construction vehicles to the site and access and egress arrangements within the site;
- b. site preparation and construction stages of the development;
- c. 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;
- d. 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;
- e. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- f. 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;
- g. noise mitigation measures for all plant and processors;
- h. details of contractors compound and car parking arrangements;
- i. Details of interim car parking management arrangements for the duration of construction.

20. Parking Spaces

Notwithstanding the plans submitted, before the development hereby permitted commences a revised car parking layout plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall provide for 39 disabled assessable car parking spaces unless otherwise agreed in writing with the Local Planning Authority. All car parking spaces shall be provided as per the details approved and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

21. Parking Management Plan

The development hereby permitted shall not be occupied until a Parking Management Plan detailing the allocation of car parking spaces, management of supply and demand for disabled accessible spaces, on site parking controls and charges, and enforcement of unauthorised parking 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.

22. 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. All of the spaces shall be permanently retained thereafter.

23. Amended Crossover

Before the building hereby permitted is occupied, details of any amendments to the existing crossover on Colindeep Lane shall be submitted to and approved in writing by the Local Planning Authority.

24. Associated Off-Site Highways Works

Prior to the occupation of the development hereby approved, details of any associated off-site highways works in the vicinity of the vehicular access onto Colindeep Lane, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved.

25. Waste Management Plan

The development hereby permitted shall not be occupied until a Waste Management Plan detailing the method for refuse/recycling collection from the development 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.

26. Refuse

Before the development hereby permitted is occupied, 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.

27. Drainage Strategy

Within 6 months of the development commencing unless otherwise agreed, the applicant shall submit a drainage strategy detailing any on and/or off site drainage works. 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 has been agreed and implemented".

28. Code for Sustainable Homes

The residential dwelling(s) hereby approved 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). Within six months of practical completion of the development a Final Code Certificate certifying that Code Level 4 has been achieved shall be submitted to the Local Planning Authority.

29. Environmental Standard: Commercial/Community Space

The non-residential floorspace within the development hereby approved is required to meet the BREEAM very good rating. Within six months of first occupation of the non-residential floorspace the developer shall submit certification to demonstrate that BREEAM very good rating has been achieved.

30. Green Roofs

Before the commencement of the relevant works hereby permitted details of the Green Roofs including construction specification 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.

31. External Lighting

Before occupation of the development, details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

32. CHP

Before the relevant works hereby permitted commences, full details of the proposed CHP unit, community heating system and photovoltaic panels, shall be submitted to and approved in writing by the Local Planning Authority. The systems or facilities shall be installed and fully operational prior to the occupation of the building and thereafter permanently maintained in accordance with these details.

33. Estate Management Plan

Before the development hereby permitted is occupied, an Estate Management Plan detailing how the public and communal areas of the development shall be maintained by the applicant or nominated management company, shall be submitted to and approved in writing by the local planning authority. The plan shall be implemented before the building hereby permitted is occupied and maintained thereafter.

34. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigating measures detailed within the FRA:

- Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking the effects of climate change into account, to Greenfield rates to minimise the risk of flooding off-site.
- Provision of storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking the effects of climate change into account.
- Provision of Sustainable Drainage Systems (SUDS) including Rainwater Harvesting and Green Roofs.

35. Within 6 months of the development commencing unless otherwise agreed, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be 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.

36. Prior to occupation of the development, a maintenance agreement for the gate system for the basement car park must be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in full accordance with the details approved.

37. Prior to the occupation of the development a waiver of liability and indemnity agreement must be signed by the developer and be submitted to and approved in writing by the Local Planning Authority. This is to indemnify the Council against any claims for consequential damage caused to private roads arising from and/or in connection with the collection of waste by the Council from the premises.

**INFORMATIVES:**

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 GMixedUse – Mixed Use

Policy GBEEnv1 – Character

Policy GBEEnv2 – Design

Policy GBEEnv3 – Safe Environment

Policy GCS1 – Community Facilities

Policy GEMP4 – Protecting Employment Land

Policy ENV7 – Air Pollution

Policy ENV13 – Minimising Noise Disturbance

Policy ENV14 – Contaminated Land

Policy D1 – High Quality Design

Policy D2 – Character

Policy D3 – Spaces

Policy D5 – Outlook

Policy D9 – Designing Out Crime

Policy D11 – Landscaping

Policy D17 – High Buildings – Acceptable Locations

Policy L7 – Tourist Facilities – Preferred Locations

Policy M1 – Transport Accessibility

Policy M2 – Transport Impact Assessments

Policy M3 – Travel Plans

Policy M4 – Pedestrians and Cyclists – Widening Opportunities

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 H2 – Housing – Other Sites

Policy H4 – Dwelling Mix

Policy H5 – Affordable Housing

Policy H16 – Residential Development – Character

Policy H17 – Residential Development – Privacy Standards

Policy H18 – Residential Development – Amenity Space Standards

Policy H20 – Residential Development – Public Recreational Space

Policy H21 – Residential Density

Policy CS1 – Community and Religious Facilities

Policy EMP2 – Employment Land – Protection

Policy EMP3 – Employment Land – Consolidation

Policy IMP1 – Priorities for Planning Obligations

Policy IMP2 – Use of Planning Obligations

ii. The proposal is acceptable for the following reason(s): -

The proposed development would see the redevelopment of an important brownfield site within the Colindale Area Action Plan area. The scheme represents a high quality design solution providing for a range of residential accommodation and commercial / community floorspace. The development will provide 48% affordable housing on a habitable room basis which would contribute towards meeting the housing needs of the borough. The development will deliver sustainable housing meeting Code Level 4 and deliver significant Carbon Dioxide savings. The sensitive design, layout and orientation of the proposals in relation to neighbouring properties is an improvement over the previously approved development and would minimise any potential impact to the amenities of these properties.

**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.** There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 8502777.

**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 facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

**6.** Any related costs for alterations to the public highway layout, including reinstatement works, 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

**7.** 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]

**8.** 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.

9. The applicant should be aware of the following information regarding National Grid's 400,000 volt and 275,000 volt underground cables and associated apparatus:

- The person(s) responsible for planning, supervising and carrying out work in proximity to any National Grid cables shall be liable to the National Grid, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).
- The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's ([www.hse.gov.uk](http://www.hse.gov.uk)) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure they are both aware of and understand this guidance.
- For further general information see: [www.nationalgrid.com/uk/LandandDevelopment](http://www.nationalgrid.com/uk/LandandDevelopment) or request a copy of "Working with You" publication via the Asset Protection Team.

10. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

11. The applicant is advised that any alteration to the public highway (including pavement) will require prior consent of the local highways authority. The costs of any associated works to the public highway, including reinstatement works, will be borne by the applicants and may require the Applicant to enter into a 278 Agreement under the Highways Act 1980. You may obtain an estimate for this work from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

12. The applicant is advised that A5 Edgware Road, Colindale Avenue and Colindeep Lane are Traffic Sensitive Roads; deliveries during the construction period should not take place between 8.00am-9.30am and 4.30pm-6.30pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction traffic and Environment and Transport should be consulted in this respect.

**8. TOWN AND COUNTRY PLANNING ACT (1990) – H/04595/10 – GREEN POINT (MILLET HOUSE) EDGWARE ROAD, LONDON, NW9 5AR (COLINDALE WARD) – EXTENSION TO THE TIME LIMIT FOR IMPLEMENTING APPEAL DECISION REFERENCE APP/N50590/A/07/2057441 GRANTED 03/04/2008 FOR DEMOLITION OF EXISTING BUILDING AND ERECTION OF A MIXED USE BUILDING UP TO 8 STOREYS HIGH COMPRISING 86 RESIDENTIAL UNITS, 1181 METRE SQUARE OF A1 NON-FOOD RETAIL FLOORSPACE (CLASS A1) AND 569 METRE SQUARE OF EITHER OFFICE (CLASS B1) OR LIVEWORK ACCOMMODATION WITH 121 BASEMENT/GROUND FLOOR RESIDENTIAL AND 23 GROUND FLOOR COMMERCIAL CAR PARKING SPACES AND VEHICULAR ACCESS FROM THE GREENWAY. (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)**

The Assistant Director of Planning and Development Management circulated an addendum to his report. The Committee

**RESOLVED –**

(1) That the application be approved subject to the completion of a satisfactory Section 106 Agreement in accordance with the following Heads of Terms:

- (a) Provision of 30 affordable housing units on the site. 16No. socially rented (9 x 1bed 2p and 7 x 2bed 4p) and 14No. Shared Ownership (12 x 1bed2p and 2 x 2bed 4p)
- (b) A contribution of £50,000 index linked for open space improvements and improvements to outdoor sports and recreational facilities.
- (c) A contribution of £30,000 index linked towards public realm improvements in the area.

- (d) A contribution of £70,000 index linked towards traffic management measures along the A5 within 1 kilometre of the site.
- (e) 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) A contribution of £5,000 Index linked towards the monitoring of the Travel Plan for the development.
- (g) A contribution of £127,028 index linked toward education provision in the Borough.
- (h) A contribution of £14,724 index linked towards library provision within the borough
- (i) A contribution of £54,121 index linked towards the provision of Health Facilities within the borough.
- (j) The contribution of a sum of £8,500 index linked towards the monitoring and management of the S106 planning obligations.
- (k) Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements.
- (l) All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.

(2) That upon completion of the S106 Agreement, the Assistant Director of Planning and Development Management approve the planning application reference H/04595/10 under delegated powers subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Drg. No's: 5 (01)01 Rev C; 5(12)-01 Rev G; 5(12)00 Rev G; 5(12)01 Rev D; 5(12)02 Rev K; 5(12)03 Rev K; 5(12)04 Rev J; 5(12) 05 Rev K; 5(12) 06 Rev K; 5(12)07 Rev K; 5(12)10 Rev G; 5(13)01 Rev E; 5(13) 02 Rev E; 5(13)03 Rev E; 5(14)01 Rev H; 5(14)02 Rev H; 5(14)03 Rev J; 5(14)04 Rev J; 5(14)05 Rev J; 489\_SK\_NG\_080208\_01 to 04 inclusive; Design and Access Statement; Planning Statement and Environmental Report; Appendices Vol. 1; Appendices Vol. 2.
2. This development must be begun within three years from the date of this permission.
3. Before this development is commenced, details of the levels of the building, roads and footpaths in relation to the adjoining land and highway 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.
4. Notwithstanding the submitted plans before the development hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority including, though not limited to:
  - (i) Sample glazing with window/door frame(s)
  - (ii) Balustrade and edge detail.
  - (iii) Roofing materials, including roof parapets and overhangs to flats.
  - (iv) Typical rainwater goods (section of gutter, downpipe etc)
  - (v) Sample area of render.
  - (vi) Sample area of brickwork (Note: For main brick a sample wall should be erected indicating proposed pointing).
 All works shall conform to those approved.
5. Notwithstanding the submitted plans before the development hereby

permitted is commenced the following construction details at 1:20 scale (except where otherwise indicated) shall be submitted to and agreed in writing by the Local Planning Authority:

- (i) Balcony doors to flats
- (ii) Balcony balustrades
- (iii) Gates and Railings
- (iv) Main entranceways to flats and live/work units
- (v) Roof parapets and overhangs to flats and houses
- (vi) Rainwater goods (gutters, down pipes etc) (1:100)
- (vii) All plant at roof level - including lift motor (1:50)
- (viii) Locations of all service intakes and meters (no meter boxes to be visible on front facades).

All works shall conform to those approved.

6. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

7. Notwithstanding the submitted plans 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 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.

8. 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 pm on other days unless previously approved in writing by the Local Planning Authority.

9. No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

10. A scheme of hard and soft landscaping with particular reference to the vicinity of the entrance to the affordable housing including details of:

- (i) Location and size of proposed tree planting including details of individual tree species and any tree pits proposed.
- (ii) Method statement for planting and on-going maintenance of any proposed tree planting,
- (ii) Full planting plans for Green roof planting detailing species, specification and location for any planting, including on-going maintenance. All works so agreed shall be carried out strictly in accordance with the approved details.

11. 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.

12. 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.

13. Details of any external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

14. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontages of the development from a point 2.4m from the highway boundary for a distance of 2.4m on both side of the vehicular accesses.

15. The car parking areas indicated on Drawings:5(12)-01 Rev G and 5(12)00 Rev G shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

16. Before the development hereby permitted commences a Parking Management Plan detailing:

- (i) Parking management strategy
- (ii) Measures to maintain the Retail Service Apron (as shown on plan 5(12)00 Rev G) for loading and unloading only.
- (iii) The allocation of parking spaces
- (iv) Compliance/enforcement strategy

Shall be submitted to and agreed in writing by the Local Planning Authority. The management plan shall be implemented as soon as the first unit is occupied onsite and kept in operation thereafter unless otherwise agreed in writing by the Local Planning Authority.

17. 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 site preparation and construction stages of the development;
- iii 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;
- iv 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;
- v the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi 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;
- vii noise mitigation measures for all plant and processors;
- viii details of contractors compound and car parking arrangements;
- ix Details of interim car parking management arrangements for the duration of construction;
- x details of precautions to minimize damage to protected species and habitats in particular from site clearance works including soil moving and material storage, vehicle and machinery movements, removal and disposal of excess soil, debris and materials from the site;

- xi Details of action to be taken and mitigation measures to be employed should any protected species be found or disturbed on the site.
18. Before the development hereby permitted commences a site management plan detailing the siting of all temporary buildings proposed during construction, vehicle unloading areas and material storage areas shall be submitted to and agreed in writing by the Local Planning Authority. All works shall conform to those approved.
19. Prior to the occupation of the development a waiver of liability and indemnity agreement must be signed by the developer and be submitted to and approved in writing by the Local Planning Authority. This is to indemnify the Council against any claims for consequential damage caused to private roads arising from and/ or in connection with the collection of waste by the Council from the premises.
20. The dwelling(s) shall achieve a Code Level 3 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 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
21. The non-residential floorspace within the development hereby approved is required to meet the BREEAM Very Good rating. Before the building is first occupied the developer shall submit certification to demonstrate that BREEAM Very Good rating has been achieved.
22. The work part of the Live/Work Units hereby approved and shown on the approved drawing number 5(12)01 Rev D shall only be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 in association with the Residential parts of the units as shown on the submitted plans hereby approved and shall not be used for any other purpose.
23. The residential parts of the Live/Work Units hereby approved and shown on the approved drawing number 5(12)01 Rev D shall only be used for residential purposes in association with the Work part of the said Live/work units and shall not be used for any other purpose.
24. Detailed drawings showing the internal layout of the Live/Work units hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.
25. The work element of the live/work unit hereby approved shall be a use which can be carried out without detriment to the amenity of the occupants of other units by reason of noise, smell, fumes, smoke, soot, ash, dust or grit.
26. The ground floor A1 Retail Area shown on Plan 5(12)00 RevH shall be used for Non-food, Retail and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order, 2005, unless agreed in writing by the local planning authority or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
27. No mezzanine floors shall be installed within the site as a whole without the prior agreement of the Local Planning Authority.
28. Part 1

Before development commences other than for investigative work:

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

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

## Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

29. Before the development hereby permitted commences on site, 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.

30. A noise assessment, by an approved acoustic consultant, shall be carried out in accordance with Planning Policy Guidance Notes 24 on the development that assesses the likely impacts of noise on the development. This report and any measure to be implemented by the developer to address its findings shall be submitted in writing for the approval of the Local Planning Authority before the development commences. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).

31. The level of noise emitted from the lift 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 a neighbouring residential property.

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 a neighbouring residential property.

32. Prior to the occupation of the ground floor retail units, details of appropriate noise mitigation measures shall be submitted to and approved in writing by the local planning authority. The sound insulation shall ensure that the level of noise in habitable rooms of neighbouring properties shall be no higher than 35 Db(A) from 07:00 hrs to 23:00 hrs and 30 Db(A) in bedrooms from 23:00 hrs to 07:00 hrs the following day.

(3) That if the above agreement has not been completed by the 10<sup>th</sup> February 2011 the Assistant Director of Planning and Development Management REFUSE the application reference H/04595/10 under delegated powers for the following reason:

The development does not include formal undertakings to provide appropriate affordable housing, education, library, Health Facility, travel plan, open space provision or junction improvements that would be required to address the additional traffic generated by the development. Consequently the development would fail to meet the demand for affordable housing and would not meet the need to address the educational and open space requirements of occupiers of new housing and would be detrimental to highway safety, contrary to policies M8, M10, H5, & CS8 of the Adopted UDP 2006.

**INFORMATIVE(S)**

1. The plans accompanying this application are:- Drg. No's: 5 (01)01 Rev C; 5(12)-01 Rev G; 5(12)00 Rev G; 5(12)01 Rev D; 5(12)02 Rev K; 5(12)03 Rev K; 5(12)04 Rev J; 5(12) 05 Rev K; 5(12) 06 Rev K; 5(12)07 Rev K; 5(12)10 Rev G; 5(13)01 Rev E; 5(13) 02 Rev E; 5(13)03 Rev E; 5(14)01 Rev H; 5(14)02 Rev H; 5(14)03 Rev J; 5(14)04 Rev J; 5(14)05 Rev J; 489\_SK\_NG\_080208\_01 to 04 inclusive; Design and Access Statement; Planning Statement and Environmental Report; Appendices Vol. 1; Appendices Vol. 2.

2 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 (Consolidated with alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GMixedUse, GBEnv1, GBEnv2, GBEnv3, GParking, GCS1, GEMP4, ENV12, ENV13, ENV14, D1, D2, D3, D4, D5, D6, D9, D10, D11, D17, M1, M2, M3, M4, M5, M6, M10, M11, M12, M13, M14, H2, H5, H16, H17, H18, H20, H21, H24, CS1, CS2, EMP2, EMP3, EMP7, IMP1, IMP2.

The proposal is also in accordance with the adopted Colindale Area Action Plan (March 2010)

ii) The proposal is acceptable for the following reason(s): -

The proposed development would see the regeneration of an important brownfield site within the Colindale Opportunity Area as identified in The London Plan. The scheme represents a high quality design solution providing for a range of residential accommodation, commercial, and community facilities.

The proposal is considered to be acceptable having regard to development plan policies. Through careful design the proposed development would have minimal impact upon neighbouring residential amenities.

3. Any alteration to existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Highways Group, NLBP, Building 4, Oakleigh Road South,

London N11 1NP.

4. The costs of any associated works to the public highway, including reinstatement works, will be borne by the applicants and will require the Applicant to enter into a 278 Agreement under the Highways Act 1980.

5. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

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

7. 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 02085074321.

8. There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 8502777.

9. The applicant should be aware of the following information regarding National Grid's 400,000 volt and 275,000 volt underground cables and associated apparatus:

The person(s) responsible for planning, supervising and carrying out work in proximity to any National Grid cables shall be liable to the National Grid, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).

The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's ([www.hse.gov.uk](http://www.hse.gov.uk)) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure they are both aware of and understand this guidance.

For further general information see:

[www.nationalgrid.com/uk/LandandDevelopment](http://www.nationalgrid.com/uk/LandandDevelopment) or request a copy of "Working with You" publication via the Asset Protection Team.

10. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

11. 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:

- Institute of Acoustics: telephone number 01727 848195
- Association of Noise Consultants: telephone number 01763 852958

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:

- Dept of Environment: PPG 24 (1994) Planning Policy Guidance - Planning & Noise.
  - BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description & measurement of environmental noise.
  - BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas.
  - BS 8223 :1999 - Sound insulation and noise reduction for buildings: code of practice.
  - Dept of Transport: Calculation of Road Traffic Noise (1988).
  - Dept of Transport: Calculation of Railway Noise (1995).
  - Dept of Transport: Railway Noise & Insulation of Dwellings.
12. Please supply the following information for all extraction units (including air conditioning, refrigeration):
1. The proposed hours of use of the equipment.
  2. The sound pressure levels of the ventilation/ extraction system to be installed in decibels dB(A) at a specified distance from the equipment.
  3. Details of where the equipment will be placed i.e. within or outside of the building, marked on to a scale map.
  4. Details of silencers to be fitted, and other sound insulation measures to reduce any noise impacts on neighbours including their noise reduction in dB(A).
  5. Distance away from noise sensitive premises and the nature of these premises e.g.: offices, housing flats or storage.

13. 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.

14. The development is required to have a Travel Plan which includes the initiative for provision of the Car Clubs. 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 it's submitted. Submission can be done on-line or to Traffic & Development Section, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

10. **APPLICATIONS FOR PLANNING PERMISSION AND CONSENT (Report of the Assistant Director of Planning and Development Management – Item 6):**  
RESOLVED – That the Council’s decision on the application listed below be as indicated, and that the Head of Planning and Development Management be instructed to convey such decision to the applicants:

### TOTTERIDGE WARD

B/04262/10 The Ravenscroft School, Barnet lane, London, N20 8AZ

Mr P Ferrie

Use of field to the north of the site (area 22723sqm) as school playing field involving levelling for sports use, new pedestrian and vehicular access and the erection of a new boundary fence. Use of existing school playing field (area 22775sqm) as public open space.

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

The Committee having received oral and written representations objecting to the application from Mr R A Husband, NW London RSPB Group (East Barnet Ward), Dr Ollie Natelson, London Wildlife Trust Barnet Group (Finchley Church End Ward) and Mr Derek Epstein, The Barnet Society, resolved to :

**APPROVE** the application subject to the following conditions :

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

Ecology Consultancy Ecology Survey, Ecology Consultancy Bat Assessment, Ecology Consultancy Reptile Survey Report, (received 22/10/2010), Block Plan C10069/02, Block Plan C10069/03, Tree Protection Plan, Tree Constraints Plan, C1006/04/A, C10069/05, Letter from P. Ferrie - Headteacher, Letter from KSA Chartered Surveyors dated 14th December 2010, Arboricultural Report Impact Assessment & Method Statement, Addendum to Ravenscroft School Bat and Tree Assessment and Email from Agent (received 14/12/20210)

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

3 Before this development is commenced, details of the levels of the proposed fields, existing field, vehicular access and footpath 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.

4. 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.

5. Notwithstanding details already submitted, before the development hereby permitted is brought into use, details of the site enclosures and proposed fencing both around and within the site shall be submitted to and approved in writing by the Local Planning Authority.

6. No removal of trees, scrub or hedges or any other site clearance works shall be carried out between the 1 March and the 30 September inclusive in any year.

7. A scheme of soft landscaping, including details of existing trees to be

retained and the hedging proposed adjacent to the proposed fencing, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

8. 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.

9 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.

10. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

11. No development or other operations shall commence on site in connection with the development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

12. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees and hedgerows, including measures to retain the tree canopies above the proposed pedestrian and vehicular access, in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.

13. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) and hedgerow(s) in accordance with the details submitted or as otherwise submitted and approved in writing by the Local Planning Authority. 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.

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

15. Before the development hereby permitted commences, details of the external light above the pedestrian walkway shall be submitted to and approved in writing by the Local Planning Authority. The lamp used should be no greater than 2000 lumens (150 Watts) and should comprise sensor activated low pressure sodium or mercury lamps as per the recommendations in Paragraph 5.18 of the Ecology Consultancy's Bat Assessment (received 22/10/2010).

16. Details of the proposed pedestrian and vehicular accesses, including details of existing trees to be retained and the hedging proposed shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced. The vehicular access shall not be greater than 4m wide.

17 Before the development hereby permitted commences, details of the proposed pedestrian and vehicle access bridge shall be submitted to and approved in writing by the Local Planning Authority. All works comprised in the scheme as approved shall be implemented and completed before the playing field is first used and shall be permanently retained thereafter.

18. Prior to the commencement of development hereby approved a Construction Management Plan must be submitted to and approved 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. Site preparation and construction stages of the development;
  - iii. 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;
  - iv. 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;
  - v. Details of contractors compound and car parking arrangements;
  - vi. Details of interim car parking management arrangements for the duration of construction;
  - vii. Details of precautions to minimise damage to protected species and habitats in particular from site clearance works including soil moving and material storage, vehicle and machinery movements, removal and disposal of excess soil, debris and materials from the site;
  - viii. Details of action to be taken and mitigation measures to be employed should any protected species be found or disturbed on the site.
19. The siteworks or works in connection with this development shall be in accordance with the precautionary and mitigation measures recommended in The Ecology Consultancy documents received 22/10/2010 or as otherwise submitted to and approved in writing by the Local Planning Authority.
20. The vehicular access hereby approved shall be used by maintenance and emergency vehicles only, unless previously approved in writing by the Local Planning Authority.
21. No development or any other operations whatsoever shall commence on site until further bat surveys, including bat roost and emergence surveys have been undertaken during more optimal times [April to September, subject also to clement weather conditions] together with any mitigation measures that may be necessary, have been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The development on site shall be undertaken strictly in accordance with the details as approved.

**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 polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, GL1, GParking, D1, D2, D3, D5, D6, D11, D12, D13, D14, D15, M14, O1, O2, O6, O7, L11, L19 and CS4.

ii) The proposal is acceptable for the following reason(s): -

The proposal is consistent with the purposes and objectives of Green Belt land. The proposal will not harm the character and appearance of the site nor the general streetscene of Barnet Lane. The proposal is not considered to have an adverse impact on neighbouring residential amenities, with the nearest property being sited a considerable away. The proposal will not harm the neighbouring

Upper Dolls Brook SINC and sufficient information has been submitted to demonstrate there will be no demonstrable impact on wildlife and the local bat community. The application accords with the aforementioned policies.

2. Any and all works carried out in pursuance of this planning permission 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 criminal prosecution.

3. Prior written consent from the Environment Agency is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Dollis Brook. This is under the terms of the Water Resources Act and the Thames Region Land Drainage Byelaws. For further information on obtaining a Flood Defence Consent please contact our Development and Flood Risk team on 01707 632639.

**11. REPORT OF THE 7 DECEMBER 2010 FINCHLEY AND GOLDERS GREEN AREA PLANNING SUB-COMMITTEE (Agenda Item 7)  
TOWN AND COUNTRY PLANNING ACT 2009 – F/03551/10 – 213-223 GREAT NORTH WAY, LONDON, NW4 1PN (FINCHLEY CHURCH END WARD) – DEMOLITION OF SIX DWELLINGS AND ERECTION OF A THREE STOREY BUILDING PLUS ROOMS IN ROOF SPACE AND BASEMENT TO FACILITATE A SPECIALIST ELDERLY DEMENTIA CARE HOME (C2 USE) FOR 73 PATIENTS. VEHICULAR ACCESS AND ASSOCIATED CAR PARKING FOR 15 CARS (Report of the Assistant Director of Planning and Development Management)**

The Committee having received oral representations and documentation objecting to the application from Mr Peter Davis (Finchley Church End Ward) and having heard the applicant's agent's response –

**RESOLVED -**

(1) 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 seeking to secure the following:

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

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

3. Improvements to Public Realm (local) £17,000.00

A contribution towards Improvements to the pedestrian environment within the vicinity of the development.

4. Special Site-Specific Obligation £5,000.00

Monitoring of the Travel Plan

5. Health £44,377.00

A contribution towards Health Facilities and Resources in the Borough

6. Monitoring of the Agreement £3,318.00

Contribution towards the Council's costs in monitoring the obligations of the agreement.

(2) That upon completion of the agreement the Head of Planning and Development Management approve the planning application reference: F/03551/10 under delegated powers subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2852/100F, 2852/110A, 2852/101E, 2852/102E, 2852/103E, 2852/104E, 2852/108C, 2852/105B, 2852/106B, SPP/1597/1, 3923se-01; "Air Quality Assessment: Care Home Development, Great North Way,

Barnet, dated 19th August 2010, report number 117/1/D1"; "Environmental Noise Assessment 213-223 Great North Way, Ref 5104/R1/pjq, dated 31/08/10"; Sustainability Statement; Design and Access Statement, Barnet and Hendon Care Needs Assessment Report, Planning Statement, Tree Survey and Preliminary Constraints Advice, Transport Statement, Hendon and the London Borough of Barnet Elderly Accommodation Market Report.

2. This development must begin within three years from the date of this permission.
3. Before any development starts on site, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority.
4. 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.
5. Before the development hereby permitted commences, 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.
6. The premises shall be used for Elderly Dementia Care Home as shown on the hereby approved drawings listed above and no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).
7. 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.
8. Before the building hereby permitted is occupied all proposed first and second floor windows on the side elevations facing 225 Great North Way and Conifer Court shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
9. 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 8am or after 1pm on Saturdays, or before 8am or after 6pm on other days unless previously approved in writing by the Local Planning Authority.
10. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
11. 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.
12. 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.
13. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.



14. The non-residential development is required to meet the following generic environmental standard (BREEAM) and at a level specified at Section 6.11 of the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007). Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

15. Before the development hereby permitted is occupied the parking spaces/garages shown on Drawing 2852/100 Rev. F shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

16. Notwithstanding the submitted drawings, before the development is commenced, a scheme showing details of access points (Pedestrian and Vehicular), estate road(s) and footways in accordance with the siting, size, dimensions and other details shown on the approved drawing shall be submitted to and approved by the Local Planning Authority.

17. Before the permitted development commences a Construction Management Plan and Construction Logistic Plan must be submitted to and approved by the Local Planning Authority. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

18. Before the development is occupied the Travel Plan shall be submitted to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. In order to ensure the objectives of the Travel Plan are met a 'Monitoring Contribution' will be required for monitoring the objectives of the Travel Plan. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan.

19. Before development commences, a scheme of proposed air pollution mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

20. Before development commences, a scheme of proposed noise mitigation measures that agrees with the specifications in the noise report by Ian Sharland Limited entitled, "Environmental Noise Assessment 213-223 Great North Way.", Ref 5104/R1/pjq, dated 31/08/10 shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

21. Before the development hereby permitted commences on site, 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.

22. The level of noise emitted from the two plant rooms, cold store plant, kitchen plant, laundry plant, lift plant and motor room 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.

**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) – GBEnv1 – GBEnv4, GParking, GCS1, D1, D2, D4, D11 – D13, M2 – M5, M11 – M14, M17, H12, IMP1 and IMP2.

ii) The proposal is acceptable for the following reasons:

The proposal would ensure the protection and enhancement of the character and appearance of the area in line with UDP policies. It represents an efficient justified use of the land. The number of units proposed is considered acceptable on site. Subject to a number of conditions to control the quality of materials and detailing the proposal would preserve the character of the Borough. The proposed development would provide sufficient standards of amenity for future residents of the site. As conditioned, the proposals would have an acceptable impact on the residential amenity of surrounding occupiers. The proposals are acceptable on highways grounds. As conditioned, the proposed building would meet the Council's sustainable objectives.

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

2. Your attention is drawn to the fact that this decision is subject to a Section 106 Planning Obligation.

3. Highways Informatives:

If the development is carried out it will be necessary for any existing redundant vehicular crossover(s) to be reinstated to footway by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

The applicant must submit an application under Section 184 of the Highways Act (1980) for the proposed vehicular access which will need to be constructed as a heavy duty kerbed access. 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 that may become necessary, due to the design of the onsite development, 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 and Development Section – Traffic and Development Section, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP

Any details submitted in respect of the Construction Management Plan above shall control the hours, 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 and a community liaison contact.

LB Barnet is promoting the use of Online Travel Plan Builder.

Barnet Travel Plan Builder is an 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 and Development Section, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP

The applicant is advised that the development is located on or will have an impact on the Strategic Road Network (SRN). The Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.

The applicant is advised that A1 Barnet by pass is part of Transport for London Road Network (TLRN). The proposed scheme is likely to have an impact on A1. Therefore the applicant is advised that Transport for London is consulted as part of the application to ensure that their view is taken into consideration.

The costs of any associated works to the public highway, including reinstatement works, will be borne by the applicants and may require the applicant to enter into a 278 Agreement under the Highways Act 1980. Detailed design will have to be approved by Environment and Operations Directorate.

4. 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 and 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.

5. The reason for this determination is:-

The proposal is for a building operation/use which, by virtue of Sections 55 and 57 of the Town and Country Planning Act 1990, is development requiring planning permission, but such development is PERMITTED under Class B and Class C Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as Amended).

The meeting ended at 9:01pm.