

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

16 FEBRUARY 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
\$denotes absent on Council business

- 1. MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting of the Committee held on 19 January 2011 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
Apologies for absence were received from Councillor Anita Campbell
- 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.

BRUNSWICK PARK WARD

B/05067/10 Sarnes Court, Oakleigh Road South, London, N11 1LG
Sanctuary Group
Erection of a 3 storey building comprising 18 supported housing units with associated landscaping and parking following the demolition of the existing sheltered housing on site.
The Assistant Director of Planning and Development Management circulated and addendum to the report. The Committee 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:
P-01, P-02, P-03, P-04, P-05, 1 of 1 - Site Survey, Design and Access Statement dated December 2010, Visuals of proposed development (date received 17-Dec-2010).
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(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.
4. 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 including the patio 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. The premises shall be used for supported housing for those with learning disabilities 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).
6. Before the permitted development commences details of the refuse collection arrangements shall be submitted to and agreed by the Local Planning Authority. The refuse collection point must be within 10 metres of the access to the public highway, otherwise the site must be constructed to allow refuse collection vehicles to enter the site and to turn within the site.
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 the development hereby permitted is occupied, parking spaces shall be provided in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.
9. No extraction or ventilation equipment shall be installed on this site until details of all extraction and ventilation equipment have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
10. Before the development hereby permitted is occupied, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development of the 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).
11. 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).

12. Before development commences, a scheme of proposed noise 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 / the use commences).

13. 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.

14. 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.

15. 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.

16 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.

17. No development shall take place until details of a construction management plan have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Location of materials storage and site accommodation
- Schedule of works including likely timescales
- Details of the hours of delivery/collect of materials to and from the site
- Details of contractor parking

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

18. 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 occupied.

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): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GLand, D1, D2, D3, D4, D5, D6, D9, D11, M11, M12, M13, M14, H12, H16, H17, H18, H21.

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

The development complies with Local and Regional policies for sustainability and will create a modern facility for people with learning disabilities. The proposal will provide a high quality, sustainable building that is compatible with the surrounding residential area and preserve the amenities of existing nearby occupiers. The development would meet Council parking and amenity standards. This proposal is in accordance with the aforementioned policies and would not detract from the

character or appearance of the area or the amenities of neighbouring residents.

2. For any changes to the vehicle access the applicant must submit an application under Section 184 of the Highways Act (1980). The proposed access design details, construction and location will be reviewed by the Development Team as part of the vehicle access 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. Any redundant crossovers will be reinstated to footway level. 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, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP

3. The applicant is advised that Oakleigh Road South is a Traffic Sensitive Road; 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 Environment and Operations Directorate should be consulted in this respect.

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

5. 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.

6 The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out – habitable rooms away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint – setting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard

to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(03); 4) London Councils Air Quality and Planning Guidance, revised version January 200

COLINDALE WARD

- H/04448/10 Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north, Colindale, NW9 5UP
Choices for Grahame Park Limited
Extension to the time limit for implementing planning permission W01731LB/07 granted 09/04/08 for "Section 73 application for variation to the approved phasing (amendment to phases 1A (Anson Block), 1B, and 4A) of the regeneration of Grahame Park Estate requiring the variation of conditions 4, 7 and 30 of Outline Planning Permission W01731JS/04 dated 17-01-2007."
The Committee resolved to;
- APPROVE the application subject to the following conditions:**
1. Application for approval of reserved matters for Phase 1 must be made before the 9 April 2012.
 2. This development must begin not later than whichever is the later of the following dates:
 - i) Three years from the 9 April 2011
 - ii) Two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last matter to be approved.
 3. All applications for reserved matters shall be made to the local planning authority before the expiration of 10 years from the date of this permission.
 4. No development shall take place unless in accordance with the Approved Drawings: PL.03 RevD (Proposed Masterplan); PL.04 RevA (Proposed Land Use Plan); PL.05 RevB (Building Heights Plan); PL.06 RevD (Pedestrian Movement Plan); PL.07 RevC (Street Hierarchy Plan); PL.08 RevC (Proposed Open Space Plan); PL.10 RevB (Parking Diagram Plan); PL.10a (Typical Boulevard Layout Plan); PL.11 RevA (Open Space, Tree and Play Area Plan); and PL12 RevE (Phasing Plan).
 5. No variation to the approved plans shall be made which in the reasonable opinion of the local planning authority creates new environmental impacts which exceed the range or scale of those assessed and measured in the Environmental Impact Assessment dated August 2004 and/or which the local planning authority considers may require further or additional mitigation measures.
 6. The development of each phase shall not commence until layouts, plans/sections and elevations for that part of the development, detailing:
 - i) design of the buildings, including floor areas, height and massing;
 - ii) external appearance;
 - iii) landscaping (including trees to be removed and new landscaping proposed);(referred to as reserved matters) have been submitted to and approved in writing by the local planning authority. The relevant part of the development shall in all aspects be carried out in accordance with the approved plans unless otherwise agreed in writing with the local planning authority.
 7. Reserved matters applications shall be made in accordance with the following documents unless otherwise agreed with the local planning authority:

i) Environmental Statement (August 2004 and November 2007)

ii) Masterplan Statement

iii) Sustainability Statement

iv) Tree Retention/Removal Assessment

8. The maximum number of dwellings and floorspace in each respective use granted by this permission shall be:

Class A1 (Shops): 2,217 sqm (including 1,395 sqm supermarket)

Class A3 (Food and Drink) 470 sqm

Class B1 (a) (Office): 425 sqm

Class D1 (Non-Residential Institutions): 4,802 sqm

Residential Units: 2,977 units

9. Surface Water drainage works and source control measures shall be carried out in accordance with details submitted to and approved in writing by the local planning authority before the development commences.

10. Before the commencement of each phase, details of on-site drainage works will be submitted to, and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on-site drainage works referred to above have been completed.

11. Details of traffic management, lighting, pedestrian facilities, crossing points, cycle facilities, signing, bus stops/shelters, highway improvements, and estate road layout including the details of the realignment of Lanacre Avenue shall be submitted and agreed with the local planning authority as part of the reserved matters for each phase and to be in accordance with the Approved Plans unless otherwise agreed with the local planning authority.

12. The local highway authority's standards will be adopted where roads within the development are to be adopted as public highway.

13. Means of vehicular access during construction and at final completion shall be provided in accordance with PL.03 RevD (Proposed Masterplan), PL.04 RevA (Proposed Land Use Plan) and PL.07 RevC (Street Hierarchy Plan) or as agreed from time to time with the Local Planning Authority.

14. Prior to the commencement of the development, a Design Framework for the entire scheme shall be submitted to and agreed in writing by the local planning authority.

15. Design Codes will be submitted and agreed with the local planning authority prior to the submission of reserved matters for each phase of development. The Design Codes will cover the following character areas as defined in Section 6.12.3 of the Masterplan Statement and will accord with the principles established within the Design Framework:

i) Southern Square

ii) Southern Boulevard and Park

iii) South-East Quarter

iv) Grahame Park Circus

v) Grahame Park Open Space

vi) North West Quarter

vii) Northern Boulevard and Park

16. The design codes will include the following related components:

i) A three dimensional masterplan of the development area that shows clearly the intended arrangement of spaces and buildings, including massing, orientation, distribution of uses, densities, building lines and spaces.

ii) A supporting set of written requirements that explain the plan, including dimensions where relevant, and which address more detailed issues, including design of public realm, use of materials and hard and soft landscaping.

17. A minimum of 10% of new housing shall be built to Lifetime Homes Standard, be reasonably spread throughout each phase of the development and concentrated within the social rented housing element.
18. 10% of new housing shall be designed to be accessible to wheelchair users and be reasonably spread throughout the development.
19. Before the commencement of each phase, details of the materials to be used for the external surfaces of the buildings and hard surfaced areas shall be submitted to and approved in writing by the local planning authority. The development shall be in accordance with such details as approved.
20. A detailed assessment of overlooking and overshadowing will be undertaken as part of the preparation of reserved matters applications.
21. A scheme for landscaping detailing:
- i) the position and spread of all existing trees, shrubs and hedges to be retained;
 - ii) new tree and shrub planting including species, plant sizes and planting densities;
 - iii) means of planting, staking and tying of trees, including tree guards;
 - iv) existing contours and any proposed alterations such as earth mounding;
 - v) areas of hard landscape works including paving and details, including samples, of proposed materials;
 - vi) trees to be removed;
 - vii) details of how the proposed landscaping scheme will contribute to wildlife habitat (ranging from ground cover to mature tree canopy);
 - viii) timing of planting within each phase
 - ix) maintenance arrangements shall be submitted and agreed by the local planning authority prior to commencement of each phase of development.
22. A detailed assessment of trees to be retained and lost in accordance with the Tree Removal and Retention Strategy shall be submitted prior to commencement of each phase. This shall include a plan showing the location of each existing tree to be retained and the crown spread of each retained tree and setting out details of the species, diameter and the approximate height and an assessment.
23. Reserved matters applications will retain Category A and B trees. Such trees should be relocated where they cannot be retained in situ in line with the Tree Retention Strategy in Chapter 8 of the Environmental Statement.
24. Any removal of trees will be combined with replacement with a similar or better specimen as set out in the Tree Retention Strategy detailed in Chapter 8 of the Environmental Statement.
25. All existing trees, which are not directly affected by the buildings and works hereby approved shall be clearly located and described in the landscaping scheme required by Conditions 21 and 22. These trees will be protected in accordance with BS 5837: Trees in Relation to Construction. Any such tree, which subsequently dies, becomes seriously diseased or has to be removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position as the local planning authority may require, in conjunction with the general landscaping required herein.
26. Development of each phase shall not commence until details of the configuration and extent of public, communal and extent of private residential open space within that part of the development are submitted and agreed in writing by the local planning authority. The function and design of the open space should be in accordance with PL.08 RevC (Proposed Open Space Plan), PL.10a (Typical Boulevard Layout Plan) and PL.11 RevA (Open Space, Tree and Play
27. Details of Neighbourhood Areas of Play, Local Areas of Play and Toddler Play Areas to be provided in accordance with PL.11 RevA (Open Space, Tree and

Play Area Plan) will be submitted and agreed with the local planning authority. Play areas shall be provided as approved.

28. Prior to the commencement of relevant phases, a detailed design and management plan for Grahame Park Open Space shall be submitted and agreed with the local planning authority.

29. The re-provision of Grahame Park Open Space will be undertaken in accordance with the Proposed Masterplan (PL.03 RevD), Proposed Open Space Plan (PL.08 RevC) and Open Space, Tree and Play Area Plan (PL.11 RevA).

30. The re-provision of Grahame Park Open Space will be implemented in accordance with the Phasing Plan (PL12 Rev E).

31. Before development commences other than for investigative work:

i) 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.

ii) 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. If the risk assessment and refined Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the local planning authority.

iii) 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.

32. 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.

33. A Planning Policy Guidance 24 assessment, by an approved acoustic consultant, shall be carried out on the development that assesses the likely impacts of noise on the development. This report and any measures 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.

34. The level of noise emitted from all plant machinery installed on site shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of the nearest neighbouring property at the time of this decision notice.

35. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulses (bangs, clicks, clatters, thumps), then it shall be at least 5dB(A) below the background level, as measured from any

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

36. No plant machinery installed shall be operated on site outside the hours of 8am and 6pm Mondays to Fridays and 8am and 1pm on Saturdays and at no time on Sundays and Bank Holidays.

37. Before each phase of the development commences, a report should be carried out by a competent acoustic consultant, and submitted to the local planning authority for approval, that assesses the likely noise impacts from the development of the 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.

38. Before each phase of the development hereby permitted commences 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.

39. An air quality assessment report for the impacts of the proposed redevelopment is to be provided to the local planning authority, having regard to the Environment Act 1995, Air Quality Regulations and subsequent guidance. The report should indicate areas where there are, or will be, breaches of an air quality objective and identify appropriate mitigating measures.

40. Prior to any demolition of buildings, a survey for bat roosts will be undertaken by an ecological consultant appointed by the applicant.

41. An ecology audit for Grahame Park Open Space will be prepared and submitted to the local planning authority prior to the submission of reserved matters applications for Phase 1/2.

42. Before each phase of the development as hereby permitted commences until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (including any work necessary to preserve remains in situ and/or by record), or watching brief, as appropriate, which has been submitted to and approved in writing by the local planning authority. The relevant works shall only take place in accordance with the detailed scheme or brief pursuant to this condition.

43. Where appropriate, and prior to the commencement of each phase of the development, details of foundation design and any other below ground disturbance shall be submitted to and approved in writing by the local planning authority and shall take place strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

44. Total retail floorspace will not exceed 7,564 sq m and the net floorspace of the supermarket will be limited to 1,395 sqm.

45. The retail floor space hereby approved shall be constructed in accordance with the centre strategy detailed in section 6.10.3 of the Masterplan Statement, and the Proposed Land Use Plan (PL.04 RevA).

46. All new housing will meet the "good" standard in the BRE Eco-Homes assessment.

47. A detailed phasing plan for each phase will be submitted and agreed with the local planning authority as part of reserved matters applications.

48. The detailed phasing plans will need to ensure, amongst other objectives, that:

- i) The range of community support facilities, open space, structural landscape, and on and off site infrastructure including the provision of public transport facilities, are all phased appropriately with the building of the development plots.
- ii) The planting, transportation infrastructure and community facilities are provided

at appropriate stages throughout the development in accordance with the approved phasing plan, or variations thereof;

iii) Adequate mechanisms are established to allow the phasing plan to be reviewed; and quality and consistency is achieved in terms of design and implementation of the development.

49. A construction methods statement will be submitted and approved by the local planning authority prior to the start of construction on a phase by phase basis to address the following:

- i) Detailed specification of demolition and construction works including consideration of environmental impacts and the required remedial measures. The specification shall include details of the method of piling;
- ii) Details of the scheme for the environmental monitoring of noise, dust and vibration;
- iii) Operating hours (Start up hours, operating hours, close down period)
- iv) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- v) Identification of the most sensitive receptors, both residential and commercial where continuous assessment and monitoring of impacts will be undertaken as work progresses, at each phase of development;
- vi) Agreement on, and continuous assessment of permitted noise levels emanating from the site at the boundary and at noise sensitive façades, at each phase of development;
- vii) Engineering measures, acoustic screening and the provision of sound insulation required to mitigate or eliminate specific environmental impacts, at each phase of development;
- viii) A suitable and efficient means of suppressing, including the adequate containment of, stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.
- ix) Adoption and implementation of the ICE Demolition Protocol and Considerate Contractor Scheme registration and operation;
- x) Details of construction lighting, parking and access arrangements
- xi) Details of construction traffic routes.
- xii) Phasing details for stopping up highways should be provided at the detailed planning stage. Lanacre Avenue and Grahame Park Way should be safeguarded throughout the construction phasing.

50. All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice unless otherwise agreed in writing by the local planning authority.

51. Development shall not begin under any phase of the development until all land required to complete the relevant phase are within one ownership (other than the London Borough of Barnet's ownership), unless alternative arrangements have been put in place to the reasonable satisfaction of the local planning authority.

INFORMATIVE(S):-

1. The plans accompanying this application are:-

PL.03 RevD (Proposed Masterplan); PL.04 RevA (Proposed Land Use Plan); PL.05 RevB (Building Heights Plan); PL.06 RevD (Pedestrian Movement Plan); PL.07 RevC (Street Hierarchy Plan); PL.08 RevC (Proposed Open Space Plan); PL.10 RevB (Parking Diagram Plan); PL.10a (Typical Boulevard Layout Plan); PL.11 RevA (Open Space, Tree and Play Area Plan); and PL12 RevE (Phasing Plan).

2. 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 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:

GSD; GMixedUse; GEA; GEnergy; Gland; GBEnv1; GBEnv2; GBEnv3; GBEnv5; GLoc; GParking; GNonCar; GH1; GH2; GH3; GCS1; GEMP4; GTCR3; ENV1; ENV2; ENV7(A); ENV10; ENV11; ENV12; ENV13; ENV14; D1; D2; D3; D4; D5; D6; D7; D8; D9; D10; D11; D17; M2; M3; M4; M5; M6; M11; M13; M14; H2; H4; H5; H13; H14; H16; H17; H18; H20; H21; CS1; CS2; EMP2; IMP1; IMP2.

REASON FOR APPROVAL:

The proposed amendments to the order of the phasing of the masterplan for the regeneration of Grahame Park Estate will not alter the approved form, extent or nature of the development. The development will transform Grahame Park Estate into a thriving mixed tenure neighbourhood that integrates to the surrounding area and will enable the regeneration of one of the council's priority housing estates in accordance with the London Borough of Barnet Three Strands Approach. The application complies with the requirements of the London Borough of Barnet Adopted UDP (2006) and the London Plan (consolidated with Alterations since 2004) (published 19 February 2008).

3. Thames Water will have to be consulted about any development within 3 metres of public sewers, which cross the site.

4. Detailed designs should take account of the principles of 'By Design' and should be developed in consultation with the Met. Police Crime Prevention Officer.

5. Any development to be constructed on the site shall comply with the requirements of the Disability Discrimination Act 1995. Details of the proposed compliance measures shall be submitted to and approved by the local authorities with the relevant reserved matters application and the development shall be carried out in accordance with the approved details

6. 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.

In complying with the contaminated land condition number 31 parts (i) and (ii):

a. Use of current guidance

Reference should be made at all stages to appropriate current guidance and codes of practice; at March 2004 this would include:

The Environment Agency CLR Guidance documents;

BS10175: 2001 Investigation of potentially contaminated sites – Code of Practice;

The Environment Agency (2001) Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination;

Guidance for the safe development of housing on land affected by contamination, Environment Agency R&D Publication 66.

b. Maps

Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.

c. Raw Data

All raw data should be provided in a form that can be easily audited and assessed by the local planning authority. (e.g. trial pit logs and complete laboratory analysis)

reports)

d. Decision Process

Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths).

7. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

8. 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.

9. Ventilation and Extraction details required:

- The Sound Pressure Levels of the refrigeration/chiller/airconditioning/ventilation/extraction units/machinery to be installed, predicted in decibels (dBA) at one metre from the nearest noise sensitive premises.
- Details of where the equipment will be placed i.e. within or outside of the building, marked on to a map.
- The proposed hours of use of the equipment and opening hours.
- Details of any silencers to be fitted or sound insulation measures to reduce/minimise any noise impacts on neighbours.
- Details of any anti vibration mountings for the ductwork of the extraction system.
- The height of the flue.
- Details on how the joints on the ductwork will be sealed.
- Details of plans for the maintenance and cleaning of any filters in the system.
- The ductwork should not be fitted with a cowl or restriction to the final opening.

10. The applicant is advised of the need to take account of youth leisure facilities provision at the detailed design stage in consultation with the local planning authority.

11. The applicant is advised of the local planning authority's desire to seek that all new housing meet the Code for Sustainable Homes Level 3 standard and the 'Very Good' standard in the BREEAM and ratings for non residential units.

COPPETTS WARD

B/05104/10 Land on the corner of Pert Close & Alexandra Road, Muswell Hill, London, N10 2RY

Notting Hill Housing

Development of the site to provide a block a 8 residential flats for supported housing accommodation with ancillary facilities, car parking and landscaped gardens.

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

The Committee 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:

Design & Access Statement (received 23/12/2010), Site Plan 01, Ground Investigation Report, Environmental Noise Survey, Arboricultural Statement, Landscape Maintenance & Management Specification, CBA7604.02, AL2327/2.3/01, AL2327/2.1/01, AL2327/2.1/02, AA2288/2.1/01, Energy Statement, Code for Sustainable Homes Statement, Sustainability Statement (received 04/01/2011), AA2288/2.3/20 (received 09/02/2011), AA2288/2.1/10B, AA2288/2.1/12A, AA2288/2.1/13A and AA2288/2.1/14 (received 16/02/2011).

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

3. 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 in accordance with Plan No. AA2288/2.1/10/A received 09/02/2011 unless otherwise agreed in writing by the Local Planning Authority.

4. Before the development hereby permitted commences, details of all 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.

5. The premises shall be used for supported housing and no other purpose.

6. 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.

7. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

8. 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.

9. 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.

10 All work comprised in the approved scheme of landscaping shown on plan no. AL2327/2.1/01 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.

11. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme shown on plan no. AL2327/2.1/01 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.

12. No site works or works on this development shall be commenced before the temporary tree protection shown on plan no. CBA7604.02 has been erected around existing tree(s) to be retained. 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.

13. The siteworks in connection with this development shall be in accordance with measures in the Arboricultural Statement by CBA Trees or as otherwise submitted to and approved in writing 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 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): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GLand, D1, D2, D3, D4, D5, D6, D9, D11, M11, M12, M13, M14, H12, H16, H17, H18, H21.

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

The development complies with Local and Regional policies for sustainability and will create a modern facility for people with learning disabilities. The proposal will provide a high quality, sustainable building that is compatible with the surrounding residential area and preserve the amenities of existing nearby occupiers. The development would meet Council parking and amenity standards. This proposal is in accordance with the aforementioned policies.

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

3. Any amendments to the crossover or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under the 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, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

4. The Applicant is advised that a separate consent for works to trees may be required from the Council's Green Spaces Team.

CHILDS HILL WARD

F/04899/10 Beacon Bingo, 200 Cricklewood Broadway, London, NW2 3DU (Referral Report from the Finchley and Golders Green Area Planning Sub-Committee – 8 February 2011)

Beacon Entertainments Ltd

Extension to existing rear smoking terrace including associated removal of 9no parking spaces and relocation of 1no disabled parking space.

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

The Committee resolved to reverse the decision of the Finchley and Golders Green Area Planning sub Committee to refuse the application and;

APPROVED the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 4998-101; 4998-102; 4998-103; 4998-104.

2. 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.

3. Any lighting to be situated on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

4. The material hereby approved to be used for the roof of the smoking shelter is to be obscure polycarbonate unless otherwise agreed in writing 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 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, D2, CS5.

Draft Planning Guidance Note from The Planning Officers Society on Smoking Shelters and Other Features.

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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

GARDEN SUBURB WARD

F/03980/10 52 The Market Place, Falloden Way, London, NW11 6JP

Telefonica 02 Ltd

Erection of two further 'alarm type' boxes on the facade of 52 The Market Place with additional cabinet internally and ancillary development.

The Committee 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: Supporting information reference CS15526,

Drawings 400B, 500B, 100A.

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 colour of the boxes 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.

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, D1, D2, D16, HC1, HC5.

ii) The proposal is acceptable for the following reason(s): The antennae to be used simultaneously by O2 and Vodafone would facilitate the growth of existing systems with very limited environmental and character impact and no significant impact on the amenity of neighbouring residents and users.

2. The Applicant's attention is drawn to the Government's national guidance and Stewart Report on health issues arising from the installation of telecommunications equipment. In particular, the Applicant should ensure the level of emissions does not exceed the guidelines recommended by the International Committee on Non-ionizing Radiation Protection Standards.

F/04892/10 25-27 The Market Place, Falloden Way, London, NW11 6JY

Vodafone UK Ltd & O2 UK Ltd

Installation of two microcell antennas in 'alarm type' boxes to the facade of 25-27 The Market Place and installation of 2 equipment cabinets to the rear.

The Committee 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: Supporting information reference 46948, Design and access statement, Drawings 100A, 200B, 301A, 400B, 500B.

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 colour of the boxes 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.

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, D1, D2, D16, HC1, HC5.

ii) The proposal is acceptable for the following reason(s): The antennae to be used simultaneously by O2 and Vodafone would facilitate the growth of existing systems with very limited environmental and character impact and no significant

impact on the amenity of neighbouring residents and users.

2 The Applicant's attention is drawn to the Government's national guidance and Stewart Report on health issues arising from the installation of telecommunications equipment. In particular, the Applicant should ensure the level of emissions does not exceed the guidelines recommended by the International Committee on Non-ionizing Radiation Protection Standards.

TPO/00650/10F

Electricity Sub-Station adjacent to 11 Northway, London, NW11 6PB (Referral Report from the Finchley and Golders Green Area Planning Sub-Committee – 8 February 2011)

Marishal Thompson & Co

1 x Oak (T1 Applicants Plan) - Fell. T1 of Tree Preservation Order.

The Committee having heard oral representations from Ms Deborah Calland, Hampstead Garden Suburb Residents Association (Hampstead Garden Suburb Ward), resolved to uphold the decision of the Finchley and Golders Green Area Planning sub Committee to;

REFUSE the application (reversal of Officer's recommendation) for the following reason:

1. The loss of the tree of special amenity value is not justified as a remedy for the alleged subsidence damage on the basis of the information provided.

HALE WARD

H/00003/11

West Way Open Space, West Way, Edgware, Middx

Use of land as children's play area.

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

The Committee having heard oral representations from Councillor Brian Gordon, Ward Member for Hale 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: Design and Access Statement; FR01 P01 rev A; FR01 P02.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by Class A(a) of Part 12 to Schedule 2 of that Order shall be carried out within the area of the application site outlined in red on plan no. FR01 P01 rev A.

3. 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.

4. 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.

5. 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.

6. 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.

7. Before the development hereby permitted commences, details of the proposed new entrance gates 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

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 (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, ENV12, D1, D2, D9, O12, O13, L11, L12, L14, L15, National Planning Policy Guidance/ Statements, PPS1 - Delivering Sustainable Development and PPG17 - Planning for Open Space, Sport and Recreation, The Mayor's London Plan (consolidated with alterations since 2004): Policies 3A.17, Policy 3A.18, 3D.11, 3D.12, 3D.13.

The Mayor's Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation'

Core Strategy (Publication Stage) Relevant policies: Policy CS5 ; CS7; CS10; CS11.

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

The proposed development would improve the use of a public open space and add to children's play in the area. The associated play equipment would be of an acceptable size and scale to fit in accordingly with the local park setting and the wider locality. The proposal would not be detrimental to the visual or residential amenities of any neighbouring occupier.

2. The information supporting the application include:- Wicksteed Playscapes Specifications; Planning Statement.

The meeting finished at 9.30pm