

PLANNING AND ENVIRONMENT COMMITTEE

16 FEBRUARY 2011

ITEM 6

REPORT OF THE
ASSISTANT DIRECTOR OF PLANNING AND
DEVELOPMENT MANAGEMENT

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Building 4, North London Business Park
Oakleigh Road South
New Southgate
London N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

PLANNING AND ENVIRONMENT COMMITTEE

DATE: 16 February 2011

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Approve Subject to Conditions

LOCATION: Sarnes Court, Oakleigh Road South, London, N11 1LG

REFERENCE: B/05067/10

Received: 17 December 2010

Accepted: 20 December 2010

WARD(S): Brunswick Park

Expiry: 21 March 2011

Final Revisions:

APPLICANT: Sanctuary Group

PROPOSAL: 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.

RECOMMENDATION: Approve Subject to 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).

Reason:

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

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

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

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.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

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.

Reason:

To safeguard the visual amenities of the locality.

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).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area and highway and pedestrian safety.

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.

Reason:

In the interest of highway safety in accordance with Policy M11 of the London Borough of Barnet Unitary Development Plan 2006.

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.

Reason:

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

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.

Reason:

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

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.

Reason:

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

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).

Reason:

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

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).

Reason:

To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity.

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).

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and 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.

Reason:

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

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.

Reason:

To safeguard residential amenity and ensure a satisfactory appearance to the site during construction works

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 2007.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Planning and Transport
PPG24 - Planning and Noise

The Mayor's London Plan (consolidated with alterations since 2004):

Various including 3A.5, 3A.6, 3A.13, 4B.5, 4B.8.

Relevant Unitary Development Plan Policies:

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

SPD - Sustainable Design and Construction

Barnet Core Strategy

The Planning & Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable successful.

Policy CS4 - Providing quality homes and housing choice in Barnet

Policy CS5 - Protecting and Enhancing Barnet's character to create high quality places

Policy CS11 - Improving health and wellbeing in Barnet

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to 3 rounds of public consultation and is in general conformity with the adopted London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Planning History:

None in respect of the application site. The following history is in respect of neighbouring sites

New Southgate Social Club

B/04688/10 Demolition of the existing building , and erection of a part single, part three storey, part four storey building including lower ground floor car parking and social storeroom. The building will consist of a new social club on the ground floor, with 9no apartments on the first, second and third floors. Conditional Approval 14/01/2011

B/01151/10 Demolition of existing social club and erection of new three storey building comprising of function room on ground floor with nine flats above and basement car parking (OUTLINE APPLICATION). Refuse 21/05/2010.

B/03419/09 Demolition of existing social club and erection of new part two, part three storey building with ten flats above (OUTLINE APPLICATION). Refuse 24/12/2009.

Former Eastern Electricity Depot, Friern Barnet Road (now Carlisle Place)

N00808S/99 Redevelopment of site to provide 23 dwellings, comprising a block of 12 flats two bedroom flats and 11 three and four bedroom terraced houses, access road, amenity space, car parking and ancillary works. Conditional Approval 24/01/2000.

N00808R/99 Redevelopment of site to provide 23 dwellings, comprising a block of 12 flats two bedroom flats and 11 three and four bedroom terraced houses, access road, amenity space, car parking and ancillary works. Conditional Approval 24/01/2000.

1 Oakleigh Road

N00815Z/01 Demolition of existing warehouse building. Erection of five storey building to provide a total of 30 residential units. Provision of associated off street parking and landscaping. Conditional Approval 08/03/2005.

N00815X/01 Demolition of existing warehouse. Redevelopment of site in form of residential development comprising 40 flats (30 private and 10 affordable) with associated car parking and amenity space. Provision of 4 public car spaces. Approve after S106 14/03/2003.

N00815V/00 Demolition of existing warehouse. Redevelopment of the site in form of part 5, part 6 storey residential development comprising of 12no.1 bed units, 16no. 2 bed units, 1no. 3 bed units, 2no 4 bed units (23 private units and 8 affordable units). Basement and ground level parking, communal amenity space and associated landscaping. Conditional Approval 24/12/2001.

N00815W/01 Demolition of existing warehouse. Redevelopment of site in form of residential development comprising of 23 units, associated car parking and amenity space (OUTLINE APPLICATION). Conditional Approval 20/12/2001.

Consultations and Views Expressed:

Neighbours Consulted: 321
Neighbours Wishing To
Speak 0

Replies: 4

The objections raised may be summarised as follows:

- Loss of light as it would be higher than existing buildings
- Massive effect on parking as no doubt there will not be enough spaces for the occupants of the housing units plus the staff and visitors
- Take away privacy
- Diminish quality of life
- This sort of development is not right in a residential areas with schools nearby
- The current building in its two storey capacity has a greater number of single dwellings compared to the proposed development and therefore keeping the building in its current form would be more acceptable to residents providing it is not used to house dangerous people
- Concerned that this development will be used to house dangerous people of some description
- Another tall building will create a wind tunnel effect in the street due to other high buildings adjacent
- A 3 storey building will prevent sunlight from entering neighbouring properties
- Along with the Social Club development, will be looking onto an alley through the added increase of height having both developments running side by side
- Am sure no-one can guarantee who will be resident car owners despite the fact

that these units are for disabled and learning difficulty residence

- Trees have already been removed from the site despite the architects document stating that sapling trees will be retained

A letter of support was also received.

Internal /Other Consultations:

- **Traffic & Development -**

The proposal is for demolition of existing building and erection of a new building to provide 18 x 1 bedroom supported housing units for disabled people primarily with a learning disability. A total of 7 off street parking spaces are proposed, including 2 disabled spaces. Access to parking spaces will be via existing shared vehicle access from Oakleigh Road South.

The parking provision for the proposed development is acceptable on highways grounds.

The proposed refuse storage location is not within 10 metres from the public highways. A refuse collection point must be provided within 10 metres from the public highways and refuse must be brought to this location on collection days, otherwise the access road must be constructed to adoptable standards and turning facilities for refuse collection vehicles must be provided within the site.

No objections, recommended conditions

- **Environmental Health -**

No objections, recommend conditions.

- **Metropolitan Police Service (CB) -**

The layout and design currently meets with Secured By Design approval and a commitment to achieve Secured By Design Certification has been indicated. Barnet Borough Police would welcome an application for Secured By Design Certification and as such Barnet Borough Police have no objections in principle to the development proposals.

- **London Borough of Enfield -** No response received
- **Housing Development Team -** No response received

Date of Site Notice: 13 January 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site has a area of some 1480 sqm and is located on the southwestern side of Oakleigh Road South. The site is currently occupied by two storey flat roofed buildings with an articulated frontage that in turn steps back into the site at an angle away from the sites front boundary. The ground floor is at an elevated position in relation to the public highway. It was formerly sheltered housing with non-resident staff owned by the London Borough of Barnet and managed by Barnet Homes. The site has been vacant for over 12 months.

Vehicular access to the site from Oakleigh Road South is provided and services the garages and parking area directly to the north of the site. There is a public footpath which runs adjacent to the site in between Sarnes Court and the New Southgate Social Club which leads to two storey residential dwellings in Stewards Holte Walk.

This area is predominantly residential in character with a variety of building types and styles. There is a small parade of shops opposite the site. New Southgate Social Club lies immediately to the south. This site has just received planning permission to redevelop to provide a part single, part three and part four storey building to provide a new social club with housing above (see relevant planning history). Further south along Oakleigh Road South is a new curved five storey flat roofed residential building which fronts the roundabout.

To the north west of the site lies Brunswick Open Space.

This area is well served by public transport, with various bus routes as well as Arnos Grove Underground Station which is a 10 minute walk from the site.

Levels fall from south to north along Oakleigh Road South. There are also level changes across the site.

Proposal:

This application seeks planning permission for the erection of a 3 storey pitched roofed building comprising 18 supported housing units with associated landscaping and parking following the demolition of the existing sheltered housing on site. The application has been submitted by Sanctuary Housing Association.

The new building would be three storeys reaching a maximum height of 11.5m. The building would be arranged in a 'T' shaped with the main bulk of the building fronting Oakleigh Road South. Its frontage to Oakleigh Road South would be 29.6m. The maximum depth of this part of the building would be 9.7m. The front of the building would be articulated into three full height projecting bays which would add interest to this elevation.

As the building moves back into the site, there would be a projecting wing which would also be three storey, have a width of 9.9m and a height of 10.9m. This projection would extend rearwards for a depth of 17.3m. At this point, the remaining part of the building will start to curve towards the parking area, again at a height of approximately 10.9m, width of 7.6m and depth of 10.1m.

The proposed building as viewed from Oakleigh Road South would be located a minimum distance of 5.35m from the site boundary with the public footpath. This separation distance will increase to a maximum of 16.8m as the building moves back reducing back down to 7.5m as the footpath bends round the side of the new building.

In terms of the existing two storey residential dwellings located to the northwest of the site, there will be a minimum distance of 16.6m between the flank wall of the nearest existing dwelling and the nearest part of the proposed building.

The main entrance to the proposed building would be via the car parking area to the rear.

The parking area to the rear would provide a total of 7 parking spaces, 2 of which would be for disabled parking. The shared access off Oakleigh Road South would be maintained. There is also a lockable cycle store to accommodate 18 cycles. The scheme would provide a level of landscaping around the site including soft and hard landscaping in the form of paths, patios and retaining walls.

In terms of the internal layout, whilst the 18 units would be self contained, there will be communal areas as well as staff accommodation. Therefore this scheme is intended to provide accommodation with an element of care.

Planning Considerations:

Use of the site to provide supported housing units

London Plan Policy 3A.13 states that 'Borough policies should provide for special needs housing, including sheltered housing with care support, staffed hostels and residential care homes, for older persons, children and other client groups, based on up to date estimates of need.'

Certain people in the community require housing for all or part of their lives which provides special care and/or supervision. Such groups include the elderly, those suffering from mental illness, people with physical disabilities and those suffering from drug/alcohol abuse or degenerative illnesses. Accommodation for these people is increasingly provided in residential care homes, supported or shared houses/flats and hostels rather than in large institutions or long-stay hospitals.

The council recognises the requirement for supported housing for people with special needs within the community, and will sympathetically consider proposals for such facilities in the borough. Policy H12 in particular relates to the provision of special needs housing. The council will encourage proposals for accommodation where an element of care is provided. Planning permission for special needs accommodation will be granted where the proposal helps to meet an identified need; does not have a demonstrably harmful impact on the character or amenities of the surrounding area; and is easily accessible by public transport and where appropriate, walking and cycling.

The client group is learning disabilities which Barnet have a high need to house. The people who will live in this scheme will either come from residential care homes which are not suitable for them or from clients who are still living at home with parents but are now in their 30s or 40s and are able to live a semi-independent life whilst their parents are getting older and perhaps needing help themselves. The scheme is supported by LB Housing Department.

Scale and siting of the new building

The proposals need to be considered against UDP policy D4 which states that new development should respect the constraints of the site to accommodate development and should not result in over-development, and policy D2 which encourages

development proposals that are based on an understanding of local characteristics in terms of scale, bulk and height of surrounding buildings.

The surrounding area has a mixed residential character, traditional two storey, pitched roof terrace houses opposite the site, more modern flat roofed two storey houses to the west and north west of the site, the flat roofed Social Club to the south east and larger 2/4 and 5 storey blocks of flats farther to the southeast.

The new building would be lower in part than those buildings to the south and therefore it is considered that the height and massing of the building would respect the rhythm of the street as well as taking account of the established character. The proposed building is considered to be comparable to the existing pattern of buildings along the street and whilst this scheme would see the introduction of a full frontage building, as opposed to the existing two storey dwellings which are angled away from the road, the building is considered to satisfactorily relate to Oakleigh Road South, the built form to the rear of the site and opposite.

The proposal would make efficient use of previously developed land in line with Planning Policy Statement 3 (PPS3). The building would respect the scale, bulk and height of the surrounding buildings without resulting in an over-development of the land. The application is considered to comply with the requirements of Policies D2 and D4 of the adopted UDP and the guidance set out in PPS3.

Policy D6 of the adopted UDP states that new development should provide visual interest at street level avoiding blank walls overlooking streets. The design of the new building includes curved corners, breaking up of the ridgeline and the 'T' shape. The scheme would provide an active building frontage and continuity to the streetscene. The scale of the scheme fits in with the surrounding properties, blocks of flats and the social club. The application is therefore considered to comply with policy D6 of the adopted UDP.

Design and Materials

Planning Policy Statement 1 (PPS1) advocates that Planning Authorities should not accept poor quality design. This is reinforced by policy D1 of the adopted UDP which states that all new development should be in keeping with the Council's objectives for achieving sustainable development and ensuring community safety.

The area surrounding the site exhibits a wide variety of architectural styles. The height, scale, period, style and materials along the eastern side of Oakleigh Road South differ greatly with the purpose built blocks of flats to the south of the site, close to the roundabout.

The design of the proposed building seeks to not only reflect the more modern approach to design which has been incorporated into the later development in this area but takes cues from other buildings such as the Victorian houses opposite the site and Arnos Grove Underground Station. The use of the curved corner is proposed to not only soften the appearance of the building but to also reflect the design of the building which sits on the roundabout (1 Oakleigh Road). The massing of the proposed building has been articulated to add to its visual interest and to the street scene.

The palette of materials to be used in the building includes stock brickwork and render to match the appearance of the surrounding buildings. The proposed building is considered to represent a high quality design which respects the characteristics of the immediate area and complies with policy D1 of the adopted UDP and the guidance set out in PPS1.

Impact on amenities

UDP policy D5 states that new developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users. The proposed building is designed so that they will not impact on light or overshadow neighbouring buildings. The separation distances of approximately 7m-16m between the proposed building and various buildings to the west and south of the site means that the building is not considered to unduly affect the outlook of the neighbouring occupants. Given the orientation of the site and locality, scale and design of the building, it is not considered that the proposed development will unduly affect the residential amenities of the occupiers of the surrounding properties. The application is considered to comply with policy D5 of the adopted UDP.

The proposal is considered to comply with policy H17 in respect of ensuring that maximum privacy is maintained for the occupiers of existing properties and the future occupiers of these units.

The proposed development in terms of its layout is considered to result in an acceptable form of residential accommodation. The layout of the units has been sensitively arranged to take account of the other units ensuring minimum noise and disturbance. The provision of windows for habitable rooms will result in an acceptable amount of outlook from these windows, also allowing for maximum natural light.

Landscaping

The plans submitted indicate a level of soft and hard landscaping for the site. This includes a communal lawned area to the side of the building, close to the public footpath. A patio is provided accessed from the communal lounge and it is considered that subject to certain conditions relating to a landscaping scheme, that the development would have a satisfactory and soft appearance within the locality and provide a degree of amenity for the future occupiers.

The level of parking proposed is considered to be acceptable on highways grounds.

Sustainable Design and Construction

Policy GBEnv2 of the adopted UDP states that the council will require high quality design in all new development in order to enhance the quality of the built and open environment which utilises environmentally friendly methods of both design (including layout and orientation of buildings) and of construction, in order to meet the Council's objectives of sustainable development. In addition, the Council's adopted Supplementary Planning Document (SPD) for Sustainable Design and Construction sets out sustainability standards that developments must achieve.

Sanctuary Housing Association is committed to achieving Code for Sustainable Homes Level 4. Renewable energy will be provided by CHP and /or photovoltaic panels.

The proposed development is considered to meet the Councils objectives of sustainable development and comply with policies GSD, GBEnv2 and D1 of the adopted UDP and the adopted SPD for Sustainable Design and Construction. The requirement to meet Code Level 4 will be enforced by the necessary condition.

Parking and Access

The site is located within walking distance of the nearest bus stops, connecting to the city centre and other destinations. The area is well served by public transport via bus, National Rail and London Underground.

Entry to the block is via the existing access road into the courtyard. The pedestrian approach to the entrance is level and external lighting will be designed and maintained to meet the standards laid down in BS5489 and described in 'Inclusive Mobility' (DFT).

Cycle storage is in a communal cycle store containing space for 18 cycles (one per unit) located at the front of the block beside the bin store in line with the requirements of the Code for Sustainable Homes requirements.

The level of parking proposed is considered to be acceptable on highways grounds. Given the proposed use and accessible location of the site, the Councils Highways Group consider the parking provision to be acceptable and in accordance with the adopted UDP.

Equality and Diversity Issues

The proposal will provide a modern, contemporary facility for people with learning disabilities so that they can live within their local community whilst maintaining a semi-independent life.

All of the dwellings in the scheme have been designed to meet the 16 Lifetime Homes design criteria allowing possible future adaptation of the dwelling to meet the changing needs of residents. In addition, one of the units has been designed to full wheelchair space standards.

All dwellings have been designed to meet Part M of building regulations and to allow accessibility for a range of people.

The scheme will ensure that all aspects of the design and construction of the proposed development will satisfy all the mandatory requirements of the Approved Documents to all Building Regulations that are currently applicable, the Disability Discrimination Act 1995 and all appropriate British and European Standards and Codes of Practices etc.

Lift access provided between floors and level access is provided to and within the communal garden.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The grounds of objection are considered to have been covered in the main report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed development will provide a high quality, sustainable new building which will enhance the local streetscape and provide a modern facility for people with learning disabilities enabling them to live within their local community.

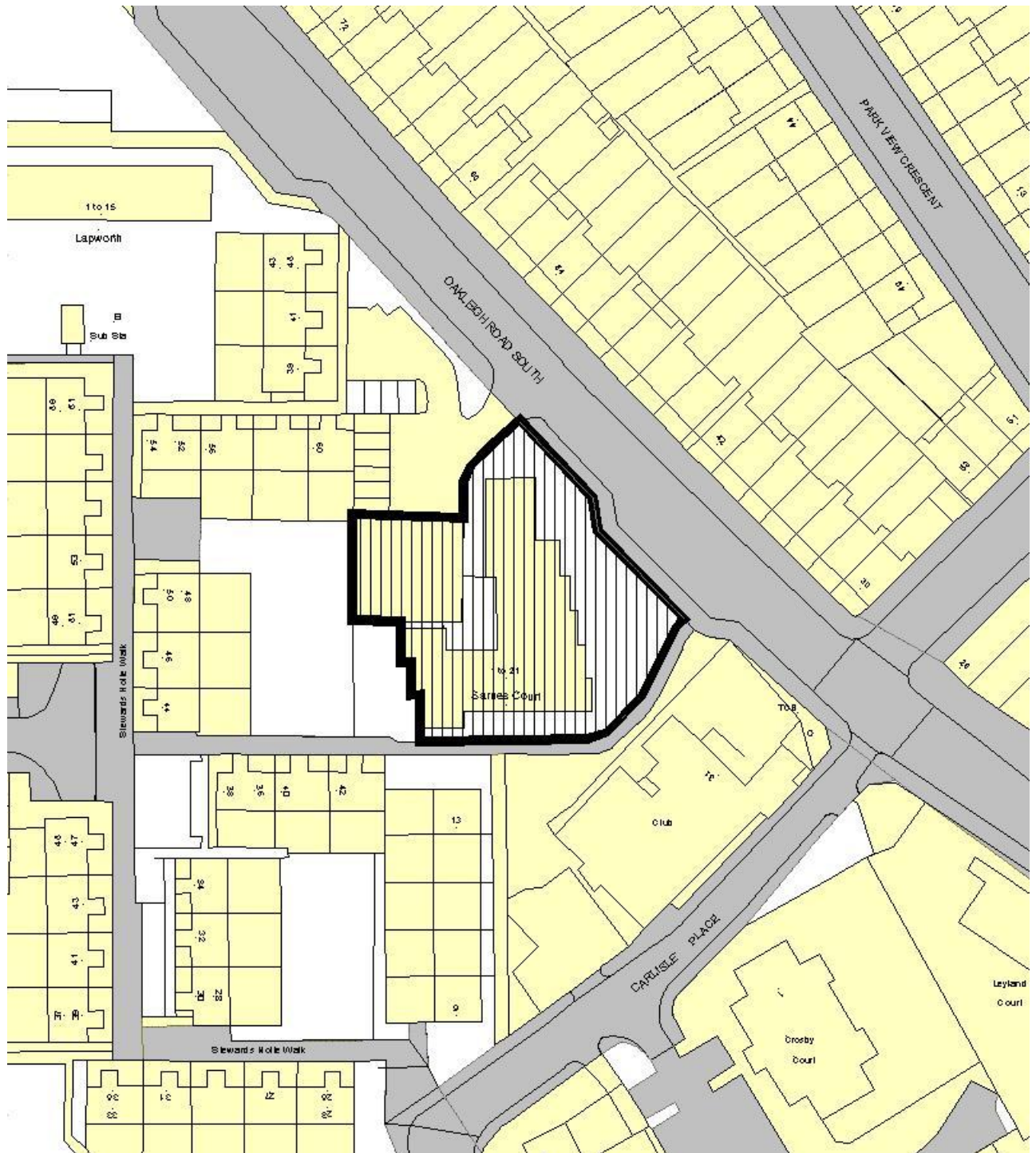
All relevant policies contained within the adopted UDP, the Mayors London Plan, Planning Policy Statements and Supplementary Planning Documents have been fully considered and taken into account by the Local Planning Authority. Accordingly, subject to the conditions detailed in the recommendation, **APPROVAL** is recommended.

SITE LOCATION PLAN:
N11 1LG

Sarnes Court, Oakleigh Road South, London,

REFERENCE:

B/05067/10



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LOCATION: 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

REFERENCE: H/04448/10 **Received:** 2 November 2010
Accepted: 9 November 2010

WARD: Colindale **Expiry:** 3 February 2011
Final Revisions:

APPLICANT: Choices for Grahame Park Limited

PROPOSAL: 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."

BACKGROUND

Grahame Park Estate has suffered from serious decline and socio-economic problems over the years. Although the estate is popular with many early residents when it was first built in the 1970s, significant problems arose due to the concentration of vulnerable and disadvantaged people, and because of the estate's design which isolates it from the surrounding areas. A tenants participation survey in 1999 identified a number of issues including the poor physical environment and poor image, unsafe and difficult circulation routes owing to the Radburn style separation of vehicles and pedestrians, overcrowding and inappropriate occupancy for large families, a high turnover of stock, poorly placed and poorly integrated local facilities and poor levels of shopping choice. It is for these reasons that the Council, in partnership with Choices for Grahame Park ('Choices'), decided to embark on a major programme to regenerate Grahame Park and transform it into a thriving mixed tenure neighbourhood.

An Outline Planning Application was submitted by Choices in 2004 for the redevelopment of the estate. This scheme was reported to the Planning and Environment Committee on the 8th September 2004 where Members resolved to grant approval subject to the signing of a Section 106 Agreement. Following the completion of a S106 agreement and Principal Development Agreement for the regeneration, outline planning permission was granted on the 31st January 2007.

Subsequent to the outline planning approval Choices submitted reserved matters for the design and external appearance of Phase 1A which were approved in January 2008. This first phase of the development is currently under construction with the first units expected to be completed in June 2011.

Following the grant of outline consent in 2007, Choices submitted a Section 73 planning application (reference W01731LB/07) seeking to amend the phasing of the approved masterplan for the redevelopment. The phasing changes sought to increase the extent of Phase 1B by amending its boundary to include elements of Phase 4A and a small isolated parcel of land in Phase 1A. This application was approved on the 9th April 2008 resulting in a new outline planning consent for the overall regeneration. This extant planning permission expires on the 9th April 2011.

Due to the changes in the economic climate over the last couple of years and the tighter restrictions in lending from banks, there was a delay in commencing work on Phase 1A of the development. Although this important first phase of the regeneration is now well under way, the delay has had a knock on effect in the preparation of detailed designs for the second phase (Phase 1B) of the regeneration. There is therefore a danger that the outline planning consent for Grahame Park will lapse on the 11th April this year before the reserved matters for Phase 1B can be considered.

Choices have therefore applied to extend the time limit of the outline planning permission granted under reference W01731LB/07 for a further 12 months to ensure that the reserved matters can be submitted and considered for Phase 1B. This will allow them to continue the important regeneration of the Council's largest housing estate and help transform this part of Colindale.

No changes are proposed to the approved plans. The Section 106 agreement attached to the permission will remain unchanged and will continue to apply to the new permission being sought under this application. The only changes required to the conditions are to conditions 1 and 2 which specify the time limits for the permission.

RECOMMENDATION: APPROVE subject to the following conditions:

TIME LIMITS AND CONFORMITY WITH PLANS

1. Application for approval of reserved matters for Phase 1 must be made before the 9 April 2012.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990

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.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

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.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

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).

Reason:

To ensure that the development accords with the outline planning permission and to allow for any rolling forward of the approved drawings as the basis for reserved matters approvals throughout the life of the development.

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.

Reason:

To ensure the development is carried out in accordance with any necessary mitigation for the purposes of the Environmental Impact Assessment and in order that the development complies with the approved Parameter Plans.

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.

Reason:

In order that the Local Planning Authority is satisfied with the details of the proposed development.

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

Reason:

To ensure that the Local Planning Authority is satisfied with the details of the proposed development.

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

Reason:

The development of the site is the subject of an Environmental Impact Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which has not been assessed by that process.

INFRASTRUCTURE

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.

Reason:

To prevent increased risk of flooding and to improve water quality.

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.

Reason:

To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

TRANSPORT AND MOVEMENT

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.

Reason:

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

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

Reason:

To safeguard traffic safety.

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.

Reason:

To safeguard traffic safety.

URBAN DESIGN

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.

Reason:

To ensure a satisfactory design for the development in accordance with the principles established at the outline stage.

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

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To comply with the Unitary Development Plan.

18. 10% of new housing shall be designed to be accessible to wheelchair users and be reasonably spread throughout the development.

Reason:

To comply with the Unitary Development Plan.

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.

Reason:

In order that the Local Planning Authority may be satisfied as to the details of the proposal.

20. A detailed assessment of overlooking and overshadowing will be undertaken as part of the preparation of reserved matters applications.

Reason:

To safeguard the Councils amenity standards for new housing.

LANDSCAPING

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.

Reason:

To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To ensure that the existing trees are not damaged during the period of construction.

OPEN SPACE

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 Area Plan). The open space shall be provided as approved.

Reason:

In order to ensure the appropriate provision of the proposed open spaces.

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.

Reason:

In order to ensure the appropriate provision of play facilities.

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.

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

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).

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

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

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

NOISE, AIR QUALITY AND CONTAMINATED LAND

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.

Reason:

To ensure a satisfactory treatment of the site and to protect the amenities of the area.

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.

Reason:

To ensure a satisfactory treatment of the site and to protect the amenities of the area.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

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.

Reason:

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

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.

Reason:

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

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

ECOLOGY

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

Reason:

Bats are a protected species under European Legislation.

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.

Reason:

To protect the ecology of the area.

ARCHAEOLOGY

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.

Reason:

To ensure that potential archaeological remains are recorded.

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.

Reason:

To ensure that potential archaeological remains are recorded.

RETAIL

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.

Reason:

To ensure that retail functions in nearby centre are not adversely affected.

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).

Reason:

To ensure the satisfactory development of the application site.

SUSTAINABILITY

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

Reason:

To ensure the satisfactory development of the application site.

PHASING AND CONSTRUCTION

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

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway and to ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

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.

Reason:

To ensure the satisfactory development of the application site.

GENERAL

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.

Reason:

To ensure the satisfactory development of the application site.

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.

1. MATERIAL CONSIDERATIONS

1.1 Key Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals shall be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan (consolidated with Alterations since 2004) published 19 February 2008 and the adopted London Borough of Barnet Unitary Development Plan (2006). These strategic and local plans are the policy basis for the consideration of this planning application.

Central Government Guidance and Policy Statements

National guidance is provided by way of Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The PPSs and PPGs of most relevance to the determination of this application are:

- Planning Policy Statement 1: Delivering Sustainable Development (2005)
- Planning and Climate Change: Supplement to PPS1 (2007)
- Planning Policy Statement 3: Housing (June 2010)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
- Planning Policy Guidance 13: Transport (2001)
- Planning Policy Guidance 17: Sport and Recreation (2002)
- Planning Policy Statement 22: Renewable Energy (2004)
- Planning Policy Statement 23: Planning and Pollution Control (2004)
- Planning Policy Guidance 24: Planning and Noise (1994)

- Planning Policy Statement 25: Development and Flood Risk (2010)

The London Plan

The London Plan (consolidated with Alterations since 2004) was published on 19 February 2008 and is part of the development plan under the Planning and Compulsory Act 2004.

The London Plan provides strategic planning policy for all London Boroughs for the period up to 2025/26. Whilst it does not contain any specific policies for the Grahame Park Estate, it does contain general policies including those relating to regeneration, affordable housing, energy and transport which are material to the consideration of this planning application.

London Plan paragraph 3.75 states that the Mayor's approach to estate renewal is to take into account the regeneration benefits to the local community, the proportion of affordable housing in the surrounding area, and the amount of affordable housing being, or planned to be, provided elsewhere in the borough.

Colindale is identified in the London Plan on Map 2A.1 as an Opportunity Area. The regeneration of Grahame Park Estate is specifically mentioned in paragraph 5.43 where it states that the Colindale area and sites within it represent an opportunity significantly to intensify residential development together with a range of leisure and other uses.

Table 5B.1 sets the target of delivering 10,000 new homes in Colindale and 500 jobs (see below).

London Plan Policy 2A.5 states that frameworks should be produced for Opportunity Areas that achieve the following:

- seek to exceed the minimum guidelines for housing having regard to indicative estimates of employment capacity set out in the subregional tables (see Chapter 5)
- maximise access by public transport
- promote social and economic inclusion and relate development to the surrounding areas, especially any nearby Areas for Regeneration
- take account of the community, environmental and other distinctive local characteristics of each area
- deliver good design, including public realm, open space and, where appropriate, tall buildings
- co-ordinate development that crosses borough boundaries where appropriate

Other relevant London Plan policies:

Policy 2A.1 Sustainability criteria

Policy 3A.3 Maximising the potential of sites

Policy 3C.1 Integrating transport and development

Policy 3C.3 Sustainable transport in London

Policy 3D.11 Open space provision in DPDs

Policy 4A.1 Tackling climate change

Policy 4A.3 Sustainable design and construction

Policy 4A.4 Energy assessment

Policy 4A.5 Provision of heating and cooling networks

Policy 4A.6 Decentralised Energy: Heating, Cooling and Power

Policy 4A.7 Renewable Energy
Policy 4A.11 Living Roofs and Walls
Policy 4A.13 Flood risk management
Policy 4A.14 Sustainable drainage
Policy 4A.16 Water supplies and resources
Policy 4B.1 Design principles for a compact city
Policy 4B.5 Creating an inclusive environment
Policy 4B.9 Tall buildings – location

Draft Revised London Plan

The Mayor has published a Consultation Draft Replacement London Plan (October 2009). This has subsequently undergone minor alterations (December 2009 and March 2010).

The draft revised London Plan (October 2009) identifies the wider Colindale / Burnt Oak Opportunity Area, comprising 262 hectares of land in Barnet and Brent, as having capacity for 2,000 jobs and a minimum housing target of 12,500 new homes between 2011 and 2031.

Barnet Unitary Development Plan

The London Borough of Barnet UDP was adopted in May 2006 and contains local planning policies for Barnet. UDP policies that were agreed to be saved by the Secretary of State in May of this year which are relevant to this application are:

Policy GSD – Sustainable Development
Policy GMixedUse – Mixed Use
Policy GBEnv1 – Character
Policy GBEnv2 – Design
Policy GBEnv3 – Safe Environment
Policy ENV7 – Air Pollution
Policy ENV13 – Minimising Noise Disturbance
Policy D1 – High Quality Design
Policy D2 – Character
Policy D3 – Spaces
Policy D5 – Outlook
Policy D9 – Designing Out Crime
Policy D11 – Landscaping
Policy M1 – Transport Accessibility
Policy M2 – Transport Impact Assessments
Policy M3 – Travel Plans
Policy M5 – Pedestrians and Cyclists – Improved Facilities
Policy M6 – Public Transport – Use
Policy M7 – Public Transport – Improvements
Policy M10 – Reducing Traffic Impact
Policy M13 – Safe Access to New Development
Policy M14 – Parking Standards
Policy IMP1 – Priorities for Planning Obligations
Policy IMP2 – Use of Planning Obligations

Barnet Core Strategy

The Planning & Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

Policy CS 3 states 'on the basis of our Three Strands Approach we expect that in the range of 28,000 new homes will be provided within the lifetime of this Core Strategy 2011/12 to 2025/26. As our focus of growth we will promote opportunities on the west side of the borough in the strategically identified North West London – Luton Coordination Corridor. We will promote the following regeneration and development areas in the Corridor:

- Brent Cross - Cricklewood
- Colindale
- Mill Hill East

These areas are expected to provide in the range of 17,000 new homes between 2011/12 to 2025/26. An appropriate level of transport provision will be provided as the regeneration schemes roll out.'

Policy CS 4 states 'we will aim to create successful communities in Barnet by:

- seeking to ensure a mix of housing products in the affordable and market sectors to provide choice for all households and enable Barnet residents to progress on a housing journey that can meet the aspirations of home ownership
- seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness
- seeking a variety of housing related support options that maximise the independence of vulnerable residents including young people, people with disabilities, older people, homeless people and other vulnerable adults
- delivering a minimum affordable housing target of 5,500 new affordable homes by 2025/26 and seeking a boroughwide target of 30% affordable homes on sites capable of accommodating ten or more dwellings
- seeking an appropriate mix of affordable housing of 60% social rented and 40% intermediate for Barnet that will support our objectives of widening home ownership and providing family homes
- on sites which are suitable for the provision of an element of affordable housing, we may exceptionally accept the provision of off-site housing, or a commuted payment instead of such provision

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to 3 rounds of public consultation and is in general conformity with the adopted London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

The Three Strands Approach

In November 2004 the Council approved its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. A second edition of the document was published in 2008.

The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The third strand 'Growth' responds to Barnet's significant growth potential and sets out how and where sustainable strategic growth, successful regeneration and higher density can take place across the borough.

The Three Strands Approach establishes Colindale as one of three strategic opportunity areas for high quality sustainable growth within Barnet where 10,000 new homes are expected to be delivered. It also recognises the council's programme to regenerate four priority housing estates within the borough, including Grahame Park Estate.

Colindale Area Action Plan (AAP)

The Colindale Area Action Plan (AAP) was adopted in March 2010. This provides a planning policy and design framework to guide and inform the development and regeneration of Colindale up to 2021 in response to the London Plan's designation as an Opportunity Area.

The AAP contains guidance on sustainable development and identifies a number of key infrastructure improvements needed to support the delivery of growth in Colindale. It identifies four character areas, the "Corridors of Change", which identify specific development sites and set specific policy objectives to be achieved from redevelopment.

Grahame Park Estate is within the Colindale AAP area and falls within the Grahame Park Way Corridor of Change. The AAP vision for this Corridor of Change is:

New development will be fully integrated with and linked to the redevelopment of Grahame Park Estate to create a vibrant, mixed use neighbourhood and further the community regeneration already underway. Redevelopment will also promote the increased use of the RAF Museum as both a key cultural, tourist and community facility and ensure that the mix of uses currently found within the area are protected and enhanced.

CAAP Policy 4.4 sets out the following priorities for developments within the Grahame Park Way Corridor of Change:

- a) Promote the relocation of Barnet College to a more sustainable site closer to Colindale Underground station and release the vacated site for housing and a primary school;
- b) Support the ongoing regeneration of Grahame Park Estate, its integration with surrounding new development and the existing area and the replacement of its neighbourhood centre;

- c) Provide for a 2 Form Entry primary school on the Barnet College site, possibly for the relocation of an existing school, in liaison with key education stakeholders;
- d) Promote a range of sustainable house types and sizes, including family housing, on the remaining part of the Barnet College site to a density level of up to 100dph;
- e) Provide direct, legible, attractive and safe connections to the redeveloped Grahame Park Estate including the remodelled Grahame Park Open Space, RAF Museum and other surrounding areas, including improving the existing pedestrian route (via subway and footbridge) to Pentavia Retail Park and the area beyond;
- f) Support the continued use and expansion of the RAF Museum as both an educational, cultural and tourist facility of international repute with scope for a new iconic building/attraction to reflect the historic aeronautical links with the area; and
- g) Enhance employment and local business development on sites between Grahame Park Way and the overground railway to support local jobs and economic opportunities.

The adopted Colindale AAP is a material consideration, under Section 38(6) of the Planning and Compensation Act 2004, in the determination of any planning applications for sites within the AAP area.

1.2 Relevant Previous Decisions

Application Ref.	Address	Description of Development	Decision and Date
W01731JS/04	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north.	Redevelopment of site involving the demolition of 1314 existing residential units and construction of 2977 new residential units providing a total of 3440 units on the estate, provision of approximately 9074sqm replacement retail (Class A1), office (Class A2) food and drink (Class A3) and social and community (Class D1) uses and associated public and private open space, car parking and access arrangements. (OUTLINE) Submission of Environmental Statement.	APPROVED 17 th January 2007
W01731KW/07	Land relating to Section 73 changes to Phase 1B, Grahame Park Estate, Colindale London NW9	Environmental Impact assessment - screening opinion.	Environmental Statement Not Required - 19 th September 2007
W01731LA/07	PHASE 1A, Grahame Park Estate, Colindale London NW9	Reserved matters application seeking approval for design and external appearance in relation to Phase 1A, comprising 319 residential dwellings pursuant to condition 6 of outline planning permission W01731JS/04 dated 17-01-2007 for the redevelopment of	APPROVED 15 th January 2008

		Grahame Park Estate.	
W01731LB/07	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north.	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.	APPROVED 9 th April 2008
W01731KY/07	Part of Grahame Park Open Space (Area within south eastern section) Bounded By Lanacre Avenue to the South and Quakers Course to the East, London NW9	Construction of single storey community facility to replace existing log cabin adventure playground, and associated landscaping and vehicle drop off.	APPROVED 11 th December 2007

1.3 Statutory and Non Statutory Consultation Responses

Comments from Residents

Local residents and businesses were consulted by letter on the 8th November 2010. The application was advertised in the press on the 11th November 2010 and site notices were displayed at the site.

Neighbours Consulted:	1877	Replies:	1
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One letter from a resident of Grahame Park Estate was received making the following comments:

“I am against this extension, I feel that as this regeneration project is now 10 years behind it should not be pushed farther back. If time runs out fine, stop the programme and ask for compensation from whom ever has forced this to happen. It's shameful that it has gone on for so long now with not a lot to show for it. I know you will say that x amount has been built and people are living there now, but we all know that these places were built because the buildings they replaced were condemned, so should not be included as a pointer of works completed.”

Officer's Response:

Estate regeneration schemes are complex, long term projects. The redevelopment of Grahame Park has been programmed over 20 years and will therefore have to endure different cycles in the economy and market. It is therefore important that the planning permission is kept alive through these periods to ensure that building work can continue when the conditions improve. If the regeneration at Grahame Park were to stop it would result in thousands of people continuing to live in sub-standard accommodation.

Statutory Bodies/External Organisations Consultation Responses

Environment Agency – No objection

The Environment Agency has no objection subject to the following planning condition being imposed on any planning permission granted:

Condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- *details of how surface water run off will be restricted to the agreed run off rate of 50 l/s for all events up to and including the 1 in 100 year flood event including an appropriate allowance for climate change.*
- *details showing how Sustainable Drainage Systems (SUDS) have been maximised on the site.*
- *details showing how surface water will be attenuated for all events up to and including the 1 in 100 year flood event with an appropriate allowance for climate change.*

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Greater London Authority & Transport for London - No objection

The GLA have confirmed that they have no objection to the application and have confirmed that under article 5(2) of the Town and Country Planning (Mayor of London) Order (2008) the Mayor of London does not need to be consulted further on the application. The Council can therefore proceed to determine the application without further reference to the GLA.

The GLA have recommended that the application is only extended for a further 12 months.

English Heritage – No objection.

Natural England – No Objection

Although Natural England have no objection to extending the time limit for implementing the planning permission we would like to remind the Council of the presence of the Grahame Park Site of Interest for Nature Conservation (SINC) which is within the red line boundary of this proposal and therefore we would also like to remind the Council of measures to enhance the natural environment in accordance with the planning guidance referenced below.

Sport England

No comments received, however previous response raised no in principle objection.

Veolia Water

No comments received.

Metropolitan Police Service - no objections

London Fire Brigade - no objections

Transco

No comments received, however previous response raised no in principle objection.

National Grid

No comments received, however previous response raised no in principle objection.

8. PLANNING APPRAISAL

8.1 Description of Site and Surrounding Area

Grahame Park is Barnet's largest housing estate which was constructed during the 1970s and provides 1,777 units of mostly social rented accommodation within the Colindale area of Barnet. As well as residential uses the estate includes a small retail centre and a number of community facilities.

The estate encompasses a total of 37.1 hectares. The site is bounded by Lanacre Avenue to the west, Grahame Park Way to the south and east and Field Mead to the north. To the north and west of Grahame Park Estate are low-density, predominantly 2-3 storey residential estates. A student halls of residence complex is located to the south of the Estate on Grahame Park Way with blocks ranging between 3 and 4 storeys. The surrounding area includes Barnet College, Beaufort Park (a large residential-led development by St George on the former RAF East Camp site), schools on the Corner Mead and Grahame Park Way, the RAF Museum, and Metropolitan Police regional headquarters immediately to the east. Colindale Tube Station, served by the Northern Line is 500 metres from the southern edge of the estate on Colindale Avenue.

8.2 Background to Regeneration

Grahame Park Estate has suffered from serious decline and socio-economic problems. A tenants participation survey in 1999 identified a number of issues including the poor physical environment and poor image, unsafe and difficult circulation routes owing to the Radburn style separation of vehicles and pedestrians, overcrowding and inappropriate occupancy for large families, a high turnover of stock, poorly placed and poorly integrated local facilities and poor levels of shopping choice. To address these issues, an outline planning application was submitted by Choices for Grahame Park (CfGP) in 2004 for the redevelopment of the estate (see history above). Following the completion of a S106 agreement outline planning permission was granted on the 31st January 2007.

Reserved matters consent was given in January 2008 for the design, external appearance and landscaping for Phase 1A of the development which comprises 319 residential units and includes the remodelling and enhancement of Grahame Park Open Space. The construction of this phase is well advanced with first completions expected in Summer 2011.

8.3 Description of Development Approved Under Outline Planning Permission

The outline planning consent for the regeneration of Grahame Park Estate (reference W01731JS/04) comprises:

- Demolition of 1,314 residential units and construction of 2,977 new units;

- Replacement of existing class A1, A2 and A3 uses with a small increase in resultant floorspace;
- Replacement of existing Class D1 community uses with a small increase in resultant floorspace;
- Increase in public and private open space from 12.4 hectares to 17.9 hectares;
- Highway works and car parking facilities; and
- Remodelling, landscaping and enhancement of Grahame Park Open Space.

Following the grant of outline planning consent in 2007, the Council approved a Section 73 application in April 2008 to amend the phasing of the development. This increased the extent of Phase 1B by amending its boundary to include elements of Phase 4A and a small isolated parcel of land in Phase 1A to enable the more comprehensive delivery of the new Avenue that will replace Lanacre Avenue. The Section 73 application also made corresponding changes to conditions 4, 7 and 30 of the outline planning consent.

The result of the Section 73 application was a new outline planning consent for the regeneration of the estate (reference W01731LB/07) which replaced the original consent granted in 2007.

8.4 Current Application

This outline planning permission for the regeneration of Grahame Park Estate granted under the 2008 Section 73 application (reference W01731LB/07) expires on the 9th April 2011.

In order to give Choices for Grahame Park sufficient time to submit and have approved their Reserved Matters for Phase 1B before the outline consent expires, they are seeking an extension of the time limit for the implementation of the outline permission.

No changes are proposed to the approved plans or documents. The original Section 73 committee report is attached at Appendix 1. The issues discussed in the original report will not be repeated in this report unless relevant policies have changed.

8.5 Planning Considerations

The regeneration of Grahame Park Estate is identified as a priority in Barnet's Three Strands Approach and the council's Housing Strategy. The principle of the redevelopment of the estate has already been considered and approved by the Planning & Environment Committee on the 8th September 2004 and subsequently in 2008 under the Section 73 application which amended the phasing boundaries in relation to Phase 1B.

This application is therefore only considering the proposed extension of time for the planning permission.

Economic Downturn

The recession has had a significant impact on the development industry over the past two years. The ability for developers to raise finance to purchase and construct schemes has been restricted as bank lending has contracted. As a result some consented developments are at risk of not being commenced within the three year time limit imposed on the planning permissions.

In the context of Grahame Park Estate, the downturn in the economy resulted in delays in building work starting on the first phase of the regeneration (Phase 1A). This in turn has had a knock on delay in bringing forward the detailed design for Phase 1B.

Greater Flexibility for Planning Permissions: Guidance (November 2009)

In 2009 the Government recognised the difficulties facing the construction industry and introduced legislation to help maintain the delivery of sustainable development in the face of UK recession. New guidance on providing greater flexibility for planning permissions was brought out in November 2009 via the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order (2009). The measures set out in the procedure have been introduced in order to make it easier for developers and Local Planning Authorities (LPAs) to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented when economic conditions improve. Local Planning Authorities are instructed to take a "positive and constructive approach" towards those applications.

This process is referred to as an 'extension', although formally this procedure requires the applicant to apply to the LPA for a new planning permission to replace an existing permission which is in danger of lapsing, in order to obtain a longer period in which to begin the development. It is therefore an extension of time for the implementation of a planning permission by grant of a new permission for the development authorised by the original permission.

The outcome of a successful application under this new procedure is a new permission with a new time limit attached. The standard time period is 3 years although the LPA can decide to give a shorter period if appropriate.

In this instance the Council considers that an extension by a further 12 months will be sufficient for the purposes of determining the reserved matters for Phase 1B.

Changes In Policy

The Department for Communities and Local Government stresses that, whilst this is not a rubber-stamp exercise, "development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date" (Greater Flexibility for Planning Permissions, 2009). In considering an application to extend a planning permission, the LPA is required to focus their attention on development plan policies and other material considerations (including national policies) which may have changed significantly since the original grant of permission.

National Policy Statements

The majority of national policy statements are unchanged from the date when the original application was considered in 2007. The main updates have been in the creation of PPS4: Planning for Sustainable Economic Growth (2009), and the more recent changes to PPS3: Housing which were brought in by the new government.

PPS4 consolidates the key economic policies of PPG4, PPG5 and PPS6 (and part of PPS7). It places retail and town centre development in its wider context, as 'economic development' which provides employment opportunities, generates wealth or produces an economic output or product. As such this contributes to the Government's overarching objective of 'sustainable

economic growth'. It retains the key aspects of retail policies contained with PPS6, including the sequential test, retail scale and revised impact assessment.

Current retail provision in Grahame Park Estate totals 2,712 sq m. This is provided within small units at the concourse, which are very inward looking and merely serve the estate. The total retail floorspace will marginally increase to 2,807 as part of the approved redevelopment, including a 1,395-sqm supermarket and a number of smaller units.

The retail proposals continue to accord with the objectives and policy contained in PPS4 by promoting retail as part of a mixed-use scheme, providing retail to serve the local community and reducing dependency on the car. The quantum and location of retail proposed has been accounted for in the Colindale Area Action Plan. The small amount of increased retail floorspace would not have any significant effects on the vitality and viability of nearby established nearby town centres. Furthermore there is clearly a need for increased retail floorspace to serve the significant new population and a large new sustainable community. Therefore the introduction of PPS4 is not considered to affect the original application.

PPS3 has recently been amended to address issues relating to density and "garden grabbing". The proposed development does not involve any "garden grabbing". In relation to density, the newly adopted PPS3 provides local authorities with flexibility as to how they approach density issues within their local development frameworks although the policy objective of making efficient use of land remains the same. The minimum density requirements included in the previous version of PPS3 have been removed.

When the existing scheme was originally approved at Committee in 2004 Members were satisfied that:

- the proposed development met the objective of making efficient use of land;
- the form of development was acceptable; and
- the proposed development accorded with the Barnet UDP and the London Plan density requirements.

It is not considered that the changes to PPS3 would affect this approach or justify any different conclusion as to the appropriateness of the density of the development. On this basis, the application is considered to be acceptable in relation to the guidance in PPS3.

Regional Policy

London Plan was originally published in 2004. This was replaced with The London Plan (Consolidated with alterations since 2004) which was adopted in February 2008. The original outline planning application was considered against the policies and objectives set out in the 2004 London Plan.

The 2008 London Plan carried forward many of the original policies from the 2004 plan in relation to housing, density, transport, accessibility and regeneration. However one key change was in the designation of Colindale from an Area of Intensification to an Opportunity Area (Map 2A.1 and Policy 2A.5). This increased the housing target from 2,000 new homes to 10,000 new homes. Importantly the London Plan recognised the regeneration of Grahame Park Estate as a key site within the Colindale area.

The main policy area which has moved on since the 2004 London Plan is in relation to energy and sustainability. The requirement for developments to achieve a reduction in carbon dioxide

emissions of 10% from onsite renewable energy generation was increased to 20% in the 2008 London Plan. In addition the GLA and Mayor of London seek developments to provide decentralised heating networks to deliver heating and hot water.

London Plan Policy 4A.1 sets out measures for tackling climate change and requires developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. It sets out the following hierarchy for assessing applications:

- using less energy, in particular by adopting sustainable design and construction measures (Policy 4A.3)
- supplying energy efficiently, in particular by prioritising decentralised energy generation (Policy 4A.6), and
- using renewable energy (Policy 4A.7).

In relation to the above hierarchy, the outline planning consent requires all new residential units in the regeneration to be built to the EcoHomes 'Good' standard. This is increased to EcoHomes 'Very Good' in the Section 106 agreement. EcoHomes has subsequently been replaced with the Code for Sustainable Homes and the Building Regulations have been updated so that many of the requirements in relation to insulation and energy efficiency under Part L of the Regulations are now the equivalent of Code Level 3. It should therefore be noted that the units in Phase 1B are now being designed to meet Code for Sustainable Homes Level 3 which further exceeds the EcoHomes 'Very Good' standard.

The cost plan for the regeneration is based on the parameters set out in the outline consent. Therefore in relation to the London Plan's requirement for development's to deliver decentralised energy and renewable energy, the implications of the cost of delivering this type of infrastructure will have considerable impact on the viability of the development. On the basis of the weight that LPAs should give to adopting a positive and constructive approach to applications for extension of time limits, and in light of the fact that this development will regenerate a major housing estate within the Colindale Opportunity Area, the approved development is considered acceptable in relation to the London Plan energy and sustainability policies.

The GLA were consulted on this application. They have stated that having regard to the guidance issued by the Government on extending the life of permissions the Mayor would usually expect an extension of time application to address changes in policy. However in this instance they recognise the strategic importance of this regeneration scheme and consider that application does not raise any new strategic planning issues. The GLA have therefore advised that the Council can proceed to determine the application without further reference to the Mayor. There is therefore an acceptance that the scheme is acceptable against the 2008 London Plan policies.

Local Planning Policy

The original application was considered against the 1991 Unitary Development Plan (UDP) and 2001 Deposit Draft UDP which was subsequently adopted in 2006.

The process to replace the 2006 UDP with a Local Development Framework (LDF) began at the end of 2007. The LDF will contain a suite of Development Plan Documents which will include the Core Strategy, a Development Management Policies DPD and the Colindale Area Action

Plan DPD.

The Council published the Core Strategy Publication Stage document in September 2010. The Examination in Public for the Core Strategy and Development Management DPD will take place in Autumn 2011 with adoption programmed for December 2011.

The Development Management Policies DPD, when completed, will contain policies for assessing planning applications. In the mean time the Adopted 2006 UDP continues to be the relevant Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act (2004). A number of the UDP policies were saved by the Secretary of State in May 2009 so that they can continue to be used in determining planning applications whilst the Development Management DPD is prepared. The following policies which were referred to in the original committee report have therefore subsequently been deleted:

GEA, GEnergy, Gland, GBEEnv5, GLoc, GNonCar, GH1, GH2, GH3, ENV1, ENV2, ENV7(A), ENV10, ENV11, D7, D8, D17, H4, H13, H14.

These policies either repeat national regulations or requirements which are already set out in regional policies within the London Plan, hence the decision not to save them.

The application for Grahame Park Estate is considered to still be consistent with the saved UDP policies against which the proposals were originally considered.

Colindale Area Action Plan

The original application was considered against the Colindale Development Framework which set out proposals and objectives for the Colindale Area of Intensification. Since then the Council has prepared and adopted an Area Action Plan (AAP) for Colindale (March 2010). This provides a planning policy and design framework to guide and inform the development and regeneration of Colindale up to 2021 in response to the London Plan's designation as an Opportunity Area. The AAP sets out four character areas, the "Corridors of Change", which identify specific development sites and set specific policy objectives to be achieved from redevelopment.

Grahame Park Estate is located within the Colindale AAP area and falls within the Grahame Park Way Corridor of Change. The AAP vision for this Corridor of Change is:

New development will be fully integrated with and linked to the redevelopment of Grahame Park Estate to create a vibrant, mixed use neighbourhood and further the community regeneration already underway. Redevelopment will also promote the increased use of the RAF Museum as both a key cultural, tourist and community facility and ensure that the mix of uses currently found within the area are protected and enhanced.

The Colindale Area Action Plan has been adopted ahead of the Core Strategy, however the policies within the AAP are a material consideration, under Section 38(6) of the Planning and Compensation Act 2004, in the determination of any planning applications for sites within the AAP area.

CAAP Policy 4.4 sets out the following priorities for developments within the Grahame Park Way Corridor of Change:

- a) Promote the relocation of Barnet College to a more sustainable site closer to Colindale Underground station and release the vacated site for housing and a primary school;
- b) Support the ongoing regeneration of Grahame Park Estate, its integration with surrounding new development and the existing area and the replacement of its neighbourhood centre;
- c) Provide for a 2 Form Entry primary school on the Barnet College site, possibly for the relocation of an existing school, in liaison with key education stakeholders;
- d) Promote a range of sustainable house types and sizes, including family housing, on the remaining part of the Barnet College site to a density level of up to 100dph;
- e) Provide direct, legible, attractive and safe connections to the redeveloped Grahame Park Estate including the remodelled Grahame Park Open Space, RAF Museum and other surrounding areas, including improving the existing pedestrian route (via subway and footbridge) to Pentavia Retail Park and the area beyond;
- f) Support the continued use and expansion of the RAF Museum as both an educational, cultural and tourist facility of international repute with scope for a new iconic building/attraction to reflect the historic aeronautical links with the area; and
- g) Enhance employment and local business development on sites between Grahame Park Way and the overground railway to support local jobs and economic opportunities.

The AAP recognises the fact that the regeneration of Grahame Park Estate already has outline planning consent and this is reflected in the policies and objectives above which seek to support the regeneration.

The AAP contains a number of other policies relating to transport, urban design, green space, sustainability and infrastructure as follows:

- Policy 3.1 – Improving Connectivity in Colindale
- Policy 3.2 – Walking and Cycling
- Policy 3.3 – Buses
- Policy 3.5 – Parking
- Policy 3.6 – Travel Plans
- Policy 5.1 – Urban Design
- Policy 5.2 – Building for Life and Lifetime Homes
- Policy 5.3 – Building Heights
- Policy 5.4 – Internal Building Design
- Policy 5.5 – Open Space and Biodiversity in Colindale
- Policy 5.6 – Children’s Play Space and Young People’s Recreation Facilities
- Policy 6.1 – Energy Hierarchy
- Policy 6.2 – CHP and District Heating System
- Policy 6.3 – Creating Sustainable Buildings
- Policy 6.4 – Flood Risk
- Policy 6.5 – Surface Water Run Off
- Policy 7.1 – Housing in Colindale
- Policy 7.3 – Health In Colindale
- Policy 7.4 – Neighbourhood Centre in Colindale
- Policy 8.3 – Funding Infrastructure in Colindale and Section 106 Contributions

These policies do not introduce any significantly different requirements to those within the London Plan or UDP or National guidance. Aspects such as urban design, connectivity, building heights, health and neighbourhood centre reflect the components of the outline consent. For example the heights of the approved blocks and the location of the commercial and health facilities within the masterplan.

The outline planning consent is considered to be in broad accordance with the adopted Colindale AAP and this application to extend the planning permission will enable the implementation of the regeneration objectives within the AAP.

8.6 Environmental Impact Assessment (EIA)

The original outline planning application for the regeneration of Grahame Park Estate was accompanied by an Environmental Statement.

The Council issued a formal EIA Screening Opinion (reference H/03846/10) stating that an environmental impact assessment would not be required in connection to an application to extend the life of the current planning permission.

The proposals have therefore previously been fully assessed against the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

8.7 Section 106 Issues

A Section 106 agreement was agreed and signed on the 17th January 2007 in relation to the outline application for the overall redevelopment of Grahame Park Estate. Within the existing S106 there is the following definition:

"the Planning Permission"

The planning permission to be granted by the Council with respect to the Application a draft of which is annexed as Schedule 11 together with (except in clause 23.3 and 27) any permission granted on an application under section 73 of the 1990 Act made with respect to that first-mentioned permission.

This enables the council to approve a Section 73 application without a need to vary the s106 on the original permission. The terms of the original S106 will therefore still relate to this application and a new S106 agreement is not needed.

8.8 Changes to Conditions

This application will extend the time limit of the planning permission by a further 12 months. As a result conditions 1 and 2 of the outline consent need to be amended to reflect the new date of 9th April 2012.

The amended conditions are as follows:

1. *Application for approval of reserved matters for Phase 1 must be made before the 9 April 2012.*

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990

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.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

9. EQUALITY AND DIVERSITY ISSUES

Grahame Park Estate residents have been involved in the preparation and design of the masterplan for Grahame Park Estate from the outset of the regeneration. Resident participation and engagement has been at the heart of the proposals.

The scheme will replace 1314 homes and deliver a mix of 2977 affordable, intermediate and private sale flats and houses with new community facilities, including a library, health centre, children's centre and community centre. The Council will have 100% nomination rights to the new affordable housing units and re-housing offers will be made to all the existing secure tenants on the existing housing estate. The regeneration scheme will provide a new area of mixed tenure housing and will make this part of the Borough a better place to live, leading to improved community cohesion in an area with a highly diverse population.

In the region of 20% of the people employed on the construction of Phase 1A of the development are local people from within the NW9 area. In addition there will be 4 apprentice opportunities in Phase 1A and 6 in Phase 1B of the development. The regeneration is therefore providing employment and training opportunities to local people.

The proposals will deliver 10% lifetime homes and 10% wheelchair across the regeneration of the estate.

The proposed extension of time will enable Choices for Grahame Park to submit their reserved matters for Phase 1B and continue to deliver the regeneration of Grahame Park Estate which will provide greatly improved standard of housing for residents.

The proposals therefore remain in accordance with national, regional and local policy by establishing a high quality inclusive design, providing an environment which is accessible to all and which can be maintained over the lifetime of the development.

10. CONCLUSION

The Government, when introducing legislation to enable planning permissions to be extended, expected LPAs to assist the wider economy and the delivery of sustainable development by keeping alive planning applications which would otherwise lapse during the economic downturn.

The regeneration of Grahame Park Estate is a key element in achieving the Colindale AAP vision that Colindale should become a vibrant, successful and diverse neighbourhood where people want to work, live and visit.

The downturn in the economy over the last few years has resulted in delays in bringing forward the next stage of the regeneration at Phase 1B. Consequently Choices for Grahame Park are seeking to utilise the greater flexibility for planning permissions introduced by the Town and Country Planning (General Development Procedure) (Amendment No.3)(England) Order 2009 to extend the life of the outline planning permission which was granted in April 2008.

In respect of policy changes that have taken place since the original application, the Government's guidance makes it clear that applications to extend planning permissions should not be considered a rubber stamp exercise, it also makes clear that LPAs should be positive and constructive in their approach to determining them.

The regeneration of Grahame Park Estate is a key priority for the Council. The decision to regenerate the estate dates back to 1999 with planning consent approved in 2004 and issues in 2007. Therefore the redevelopment has by definition been judged to be acceptable by Members.

It is considered that there are no national, regional or local planning policy changes which mean permission should not be given to extend the time limit of the outline planning permission. In addition there are no other material considerations which would indicate that this application should be determined otherwise than in accordance with the development plan. The approved regeneration scheme is recognised within the adopted Colindale Area Action Plan and the proposal continues to be acceptable.

The application to extend the existing planning permission for the regeneration of Grahame Park Estate for a further 12 months to enable the submission of reserved matters for Phase 1B is therefore recommended for **approval**.

APPENDIX 1:

COMMITTEE REPORT FOR SECTION 73 APPLICATION W01731LA/07

LOCATION: Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north.

REFERENCE: W01731LB/07

Received: 08 Feb 2007

Accepted: 08 Feb 2008

WARD: Colindale

Expiry: 09 May 2008

Final Revisions:

APPLICANT: Choices for Grahame Park Limited

PROPOSAL: 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.

RECOMMENDATION:

APPROVE subject to the following conditions:

TIME LIMITS AND CONFORMITY WITH PLANS

1. Application for approval of reserved matters for Phase 1 must be made before the expiration of 3 years from the date of this permission.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990

2. This development must begin not later than whichever is the later of the following dates:

i) Three years from the date of the grant of this outline planning permission

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.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

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.

Reason:

To comply with Section 92 of the Town and Country Planning Act, 1990.

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).

Reason:

To ensure that the development accords with the outline planning permission and to allow for any rolling forward of the approved drawings as the basis for reserved matters approvals throughout the life of the development.

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.

Reason:

To ensure the development is carried out in accordance with any necessary mitigation for the purposes of the Environmental Impact Assessment and in order that the development complies with the approved Parameter Plans.

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.

Reason:

In order that the Local Planning Authority is satisfied with the details of the proposed development.

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

Reason:

To ensure that the Local Planning Authority is satisfied with the details of the proposed development.

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

Reason:

The development of the site is the subject of an Environmental Impact Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which has not been assessed by that process.

INFRASTRUCTURE

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.

Reason:

To prevent increased risk of flooding and to improve water quality.

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.

Reason:

To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

TRANSPORT AND MOVEMENT

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.

Reason:

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

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

Reason:

To safeguard traffic safety.

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.

Reason:

To safeguard traffic safety.

URBAN DESIGN

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.

Reason:

To ensure a satisfactory design for the development in accordance with the principles established at the outline stage.

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

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To comply with the Unitary Development Plan.

18. 10% of new housing shall be designed to be accessible to wheelchair users and be reasonably spread throughout the development.

Reason:

To comply with the Unitary Development Plan.

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.

Reason:

In order that the Local Planning Authority may be satisfied as to the details of the proposal.

20. A detailed assessment of overlooking and overshadowing will be undertaken as part of the preparation of reserved matters applications.

Reason:

To safeguard the Councils amenity standards for new housing.

LANDSCAPING

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.

Reason:

To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

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.

Reason:

To ensure that the existing trees are not damaged during the period of construction.

OPEN SPACE

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 Area Plan). The open space shall be provided as approved.

Reason:

In order to ensure the appropriate provision of the proposed open spaces.

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.

Reason:

In order to ensure the appropriate provision of play facilities.

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.

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

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).

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

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

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

NOISE, AIR QUALITY AND CONTAMINATED LAND

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.

Reason:

To ensure a satisfactory treatment of the site and to protect the amenities of the area.

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.

Reason:

To ensure a satisfactory treatment of the site and to protect the amenities of the area.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

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.

Reason:

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

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.

Reason:

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

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

ECOLOGY

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

Reason:

Bats are a protected species under European Legislation.

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.

Reason:

To protect the ecology of the area.

ARCHAEOLOGY

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.

Reason:

To ensure that potential archaeological remains are recorded.

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.

Reason:

To ensure that potential archaeological remains are recorded.

RETAIL

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.

Reason:

To ensure that retail functions in nearby centre are not adversely affected.

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).

Reason:

To ensure the satisfactory development of the application site.

SUSTAINABILITY

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

Reason:

To ensure the satisfactory development of the application site.

PHASING AND CONSTRUCTION

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

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway and to ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 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.

Reason:

To ensure the satisfactory development of the application site.

GENERAL

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.

Reason:

To ensure the satisfactory development of the application site.

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).

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

8. Detailed designs should take account of the principles of 'By Design' and should be developed in consultation with the Met. Police Crime Prevention Officer.
9. 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
10. 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).

9. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
10. 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. 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.

13. 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.

14. The applicant is advised of the local planning authority's desire to seek that all new housing and non-residential buildings meet the "Very Good" standard in the BREEAM and BRE Eco Homes ratings.

1. BACKGROUND TO THE CURRENT APPLICATION

Grahame Park is a large residential estate constructed during the 1970s and provides 1,777 units of mostly social rented accommodation within the Colindale area of Barnet. As well as residential uses the estate includes a small retail centre and a number of community facilities. The surrounding area includes Barnet College, Beaufort Park (a large residential-led development of 2,800 flats by St George on the former RAF East Camp site), schools on the Corner Mead and Grahame Park Way, and the RAF Museum, and Metropolitan Police regional headquarters immediately to the east. Colindale Tube Station, served by the Northern Line is 500 metres from the southern edge of the estate along Grahame Park Way and Colindale Avenue.

Grahame Park Estate has suffered from serious decline and socio-economic problems. A tenants participation survey in 1999 identified a number of issues including the poor physical environment and poor image, unsafe and difficult circulation routes owing to the Radburn style separation of vehicles and pedestrians, overcrowding and inappropriate occupancy for large families, a high turnover of stock, poorly placed and poorly integrated local facilities and poor levels of shopping choice. To address these issues, an Outline Planning Application was submitted by Choices for Grahame Park (CfGP) in 2004 for the redevelopment of the estate (see history below). The planning application was accompanied by an Environmental Statement. This scheme was subsequently reported to Planning and Environment Committee on the 8th September 2004 where Members resolved to grant approval subject to the signing of a Section 106 Agreement. Following the completion of a S106 agreement outline planning permission was granted on the 31st January 2007. (See Appendix 1A for copy of approved Masterplan).

Following the grant of outline planning consent (reference W01731JS/04) on the 31st January 2007, implementation of this permission is being pursued by Choices for Grahame Park. The reserved matters application for Phase 1a was approved by the Planning & Environment Committee on the 15th January 2008. Planning approval was also given on the 11th December 2007 for the construction of a new community facility to replace existing Log Cabin Adventure Playground within Grahame Park Open Space.

1.1 RELEVANT PREVIOUS DECISIONS

Application Ref.	Address	Description of Development	Decision and Date
W01731JS/04	Grahame Park Estate - bounded by Lanacre Avenue to the	Redevelopment of site involving the demolition of 1314 existing residential units and construction of	APPROVED 17 th January 2007

	west, Grahame Park Way to the south and Field Mead to the north.	2977 new residential units providing a total of 3440 units on the estate, provision of approximately 9074sqm replacement retail (Class A1), office (Class A2) food and drink (Class A3) and social and community (Class D1) uses and associated public and private open space, car parking and access arrangements. (OUTLINE) Submission of Environmental Statement.	
W01731KW/07	Land relating to Section 73 changes to Phase 1B, Grahame Park Estate, Colindale London NW9	Environmental Impact assessment - screening opinion.	Environmental Statement Not Required - 19 th September 2007
W01731LA/07	PHASE 1A, Grahame Park Estate, Colindale London NW9	Reserved matters application seeking approval for design and external appearance in relation to Phase 1A, comprising 319 residential dwellings pursuant to condition 6 of outline planning permission W01731JS/04 dated 17-01-2007 for the redevelopment of Grahame Park Estate.	APPROVED 15 th January 2008
W01731KY/07	Part of Grahame Park Open Space (Area within south eastern section) Bounded By Lanacre Avenue to the South and Quakers Course to the East, London NW9	Construction of single storey community facility to replace existing log cabin adventure playground, and associated landscaping and vehicle drop off.	APPROVED 11 th December 2007

2. CORPORATE PRIORITIES AND DECISIONS

2.1 Barnet Housing Strategy (2003-2010)

Barnet's Housing Strategy was published in 2004. A Housing Strategy Update was published in March 2007 and highlights the following five Strategic Objectives:

- (a) Create quality local environments (including: the regeneration of the Council's four priority estates: Grahame Park, Stonegrove, West Hendon and Dollis Valley in partnership with other organisations; promoting balanced, mixed and cohesive communities, and; tackling crime and anti-social behaviour);
- (b) Improving the quality of housing and deliver Decent Homes;
- (c) Increase housing supply and address housing need (including: increasing the amount of affordable housing; increasing density through high quality design; delivering a range of intermediate housing options for key workers and others on low or moderate incomes, and; making best use of existing resources);
- (d) Provide excellent services; and
- (e) Support vulnerable people (including: providing an appropriate mix of housing to meet the needs of older people; providing accommodation and support for independent living, and; offering choice).

2.2 Barnet's Sustainable Community Strategy

Local authorities have a duty under s.2 of the Local Government Act 2000 to prepare a community strategy for their area. "A Sustainable Community Strategy for Barnet" (2006-2016) was published in 2006.

This Sustainable Community Strategy was drawn up by Barnet's Local Strategic Partnership, which brings together organisations from the public, private, community and voluntary sector. The key objective of the partnership is to improve the quality of life in Barnet by addressing important issues affecting those who live and work here, such as health, housing, community safety, transport and education.

The Sustainable Community Strategy vision for Barnet is:

"It is 2016. Barnet is known nationally and internationally as a first class suburb. Its new, inclusive and thriving neighbourhoods have made it one of the largest boroughs in London. Residents enjoy access to large green open spaces, clean streets, an excellent transport network and affordable, decent homes. It is a place where both young and old can enjoy fulfilling and healthy lives. There is consistently high educational attainment and new local employment opportunities. Crime and fear of crime remains low and communities – established and recently formed – take pride

in their area. Public services are of a consistently high standard and meet the needs of the diverse population they serve."

To realise the vision, the strategy proposes 13 ambitions arranged under the following four key themes:

- (a) Investing in Children and Young People
 - Children and young people achieve their educational potential
 - Children and young people are safe and healthy
- (b) Safer, Stronger and Cleaner Barnet
 - Residents feel safe
 - Strong and cohesive communities
 - Clean and green
- (c) Growing Successfully
 - Affordable and decent housing
 - Keep Barnet moving
 - People are equipped with the right skills to take advantage of employment opportunities
 - Environmentally sensitive
- (d) Healthier Barnet
 - People are supported to take responsibility for their own health
 - Health and social care provision is targeted at the most vulnerable, specifically people with mental health needs and disabilities
 - Access to good quality health services
 - Maximising choice and promoting independence for older people

2.3 Barnet's Corporate Plan

The Council's Corporate Plan was published in April 2007 and covers the period 2007/8-2010/11. The plan sets out the council's vision for the organisation. The values of the council set out the aspirations for Barnet as an organisation and place, serving its residents. The aspirations are:

- **Barnet - the place:** The council want Barnet to play its part on the wider stage as a successful city suburb in a successful London.
- **Barnet - the people:** The council wants to work with its partners to understand the needs and aspirations of our residents so that it consistently provides excellent public services to its diverse population.
- **Barnet - the organisation:** The council wants to provide high quality services offering value for money and maximum choice.

The Corporate Plan sets out the council's commitment to delivering its six priorities over the next four years. These six priorities are:

1. A bright future for children and young people - Improving the quality of life of all Barnet's children and young people.
2. Clean, green and safe – Ensuring that all our neighbourhoods are safe, clean and green places to live.
3. Supporting the vulnerable – Supporting vulnerable adults to live independent and active lives.
4. Strong and healthy – Ensuring Barnet has a thriving sense of community and our residents lead a healthy lifestyle.
5. A successful suburb – Protecting and enhancing the best of Barnet while growing through successful regeneration and sustainable development.
6. More choice, better value – Providing community leadership, community choice and higher quality services

2.4 The Three Strands Approach

In November 2004 the Council approved its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities.

The third strand 'Growth' responds to Barnet's significant growth potential and out how and where sustainable strategic growth, successful regeneration and higher density can take place across the borough. The Three Strands Approach identifies the council's programme to regenerate four priority housing estates within the borough, including Grahame Park Estate. This major programme of regeneration will see over 3,500 Council homes replaced with 8,000 new homes for existing tenants, for shared owners and key workers, and for private sale. The programme seeks to transform these council housing estates into thriving mixed tenure neighbourhoods.

The Three Strands Approach also establishes Colindale as one of three strategic opportunity areas within Barnet for high quality sustainable growth. Colindale's future as a strategic employment and housing location will be a key element of the borough's long-term economic and social sustainability, but this will only be achieved if development is accompanied by appropriate community and transport infrastructure.

4. KEY RELEVANT PLANNING POLICY

4.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals shall be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan (consolidated with Alterations since 2004) published 19 February 2008 and the adopted London Borough of Barnet Unitary Development Plan (2006). These

strategic and local plans are the policy basis for the consideration of this planning application.

4.2 Central Government Guidance and Policy Statements

National guidance is provided by way of Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

The PPSs and PPGs of most relevance to the determination of this application are:

PPS1 - Creating Sustainable Communities (2005)
Planning & Climate Change - Supplement to PPS1
PPG2 - Green Belts (1995)
PPS3 - Housing (2006)
PPS9 - Biodiversity and Geological Conservation (2005)
PPS12 - Local Development Frameworks (2004)
PPG13 - Transport (2001)
PPG16 - Archaeology & Planning (1990)
PPG17 - Sport and Recreation (2002)
PPG24 - Planning and Noise (1994)
PPS25 - Development and Flood Risk (2006)
PPS22 - Renewable Energy (2004)

A summary of the key national guidance, policies and draft policies within these documents can be found in Appendix 3 to this report.

4.3 The London Plan

The London Plan (consolidated with Alterations since 2004) was recently published on 19 February 2008. This document is a consolidation of alterations made in 2 separate documents: the early alterations and further alterations to the London Plan. Where this committee report refers to the London Plan it is referring to the current iteration which has superseded the London Plan 2004.

The London Plan provides strategic planning policy for all London Boroughs for the period up to 2025/26. Whilst it does not contain any specific policies for the Grahame Park Estate, it does contain general policies including those relating to regeneration, affordable housing, energy and transport which are material to the consideration of this planning application. A summary is provided at Appendix 4. The following key policies are relevant:

Table 3A.1 sets out the target of 20,550 additional homes to be provided in Barnet from 2007/8 to 2016/17.

Paragraph 3.75 states that the Mayor's approach to estate renewal is to take into account the regeneration benefits to the local community, the proportion of affordable housing in

the surrounding area, and the amount of affordable housing being, or planned to be, provided elsewhere in the borough.

Policy 3A.3 relates to maximising the potential of sites and states that the Mayor will, and boroughs should, ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Accordingly the Mayor will refuse planning permission for strategic referrals that, taking into account context and transport capacity, under-use the potential of a site.

Policy 4B.1 'Design principles for a compact city' states that the Mayor will seek to ensure that new developments maximise site potential, enhance public realm, provide a mix of uses, are accessible, legible, sustainable, safe, inspire, excite and delight in respect of London's natural and built heritage. Policies 4B.2, 3, 4, 5 and 6 provide further policy guidance and context for Policy 4B.1.

Policy 3C.23 states that The Mayor, in conjunction with boroughs, will seek to ensure that on-site car parking at new developments is the minimum necessary and that there is no over-provision that could undermine the use of more sustainable non-car modes.

4.4 Barnet Unitary Development Plan

The London Borough of Barnet UDP was adopted in May 2006 and contains local planning policies for Barnet.

Relevant policies are identified in Appendix 2.

4.5 Draft Colindale Area Action Plan

The Colindale area, which includes Grahame Park, is identified in the London Plan (consolidated with Alterations since 2004) as an Opportunity Area with a capacity for 10,000 new homes and 500 new jobs.

Through the redevelopment of Grahame Park, Beaufort Park and other known housing commitments, there are already several thousand new dwellings approved for the Colindale area. To ensure that further new development is of the highest quality and delivers benefits to existing communities, the council are in the process of preparing an Area Action Plan for Colindale. Consultation on the first stage of the process, 'Issues and Options', was carried out at the beginning of 2008. The council are currently undertaking the second stage of work in preparing the 'Preferred Options' for Colindale.

5. DESCRIPTION OF DEVELOPMENT, THE SITE, AND SURROUNDING AREA

5.1 Description of Development

This application is submitted under Section 73 of the Town & Country Planning Act 1990 and seeks to amend the phasing of the masterplan which has already been approved for the redevelopment of Grahame Park Estate (application reference W01731JS/04). The proposed development is to increase the extent of Phase 1b through amending its

boundary to include elements of Phase 4a and a small isolated parcel of land in Phase 1a as originally shown on the approved Phasing Plan (PL12 Rev.D). The proposed amendments to the boundaries of Phase 1b are shown on amended phasing plan PL12 Rev.E and are as follows:

- The northern boundary has been extended northwards along the western site boundary to incorporate the lower elements of Phase 4a;
- The boundary has been extended eastwards towards the site boundary to include the lower leg of Phase 4a; and
- The pocket of development in the south-eastern corner of the site along Great Strand (previously in Phase 1a) is now included in Phase 1b.

The above changes require the variation of conditions 4, 7 and 30 of the outline planning consent.

It should be noted that the proposed new northern boundary of Phase 1b bisects two of the proposed new buildings. The logic for the location of this boundary relates to the provision of the temporary link between the Boulevard and the existing Lanacre Avenue during Phase 1b of the regeneration of Grahame Park. To provide this link this northern section of Phase 1b needs to be demolished. The buildings to be constructed in this area will be delivered with the rest of the block as part of Phase 4a, when the Boulevard is continued northwards to replace Lanacre Avenue and the temporary link is no longer required.

The approved phasing plan (PL12 Rev.D) and amended phasing plan (PL12 Rev.E) can be found at Appendix 1 at the back of this report.

5.2 Description of Site and Surrounding Area

Grahame Park is a large residential estate constructed during the 1970s and provides 1,777 units of mostly social rented accommodation within the Colindale area of Barnet. As well as residential uses the estate includes a small retail centre and a number of community facilities. The estate encompasses a total of 37.1 hectares. The site is bounded by Lanacre Avenue to the west, Grahame Park Way to the south and east and Field Mead to the north. To the north and west of Grahame Park Estate are low-density, predominantly 2-3 storey residential estates, ranging from 1970s to schemes currently under construction. To the south of the estate are Middlesex University student halls of residence, with blocks ranging between 3 and 4 storeys. The surrounding area includes Barnet College, Beaufort Park (a large residential-led development by St George on the former RAF East Camp site), schools on the Corner Mead and Grahame Park Way, and the RAF Museum, and Metropolitan Police regional headquarters immediately to the east. Colindale Tube Station, served by the Northern Line is 500 metres from the southern edge of the estate along Grahame Park Way and Colindale Avenue.

Grahame Park Estate has suffered from serious decline and socio-economic problems. A tenants participation survey in 1999 identified a number of issues including the poor physical environment and poor image, unsafe and difficult circulation routes owing to the Radburn style separation of vehicles and pedestrians, overcrowding and inappropriate occupancy for large families, a high turnover of stock, poorly placed and poorly integrated local facilities and poor levels of shopping choice. To address these issues, an outline

planning application was submitted by Choices for Grahame Park (CfGP) in 2004 for the redevelopment of the estate (see history above). Following the completion of a S106 agreement outline planning permission was granted on the 31st January 2007. The planning application was accompanied by an Environmental Statement (dated April 2004).

7. STATUTORY AND NON-STATUTORY CONSULTATION RESPONSES

7.1 Consultations and Views Expressed

All properties within the estate were consulted as well as those surrounding properties closest to the phases where the changes are proposed. No written representations were received.

7.2 Consultation Responses from Statutory Consultees and Other Bodies

English Heritage

To be reported.

Environment Agency

To be reported.

Sport England

To be reported.

Natural England

To be reported.

Thames Water - no objection

The application does not affect Thames Water. No new comments to make.

Greater London Authority & Transport for London (GLA and TFL)

To be reported.

Barnet Primary Care Trust (PCT)

To be reported.

Metropolitan Police Service - no objection

The MET Police raise no objections to the application.

London Fire Brigade - no objections

The London Fire Brigade are satisfied with the proposals and have raised no objections to the application.

Transco

No comments received.

Commission for Architecture and the Built Environment (CABE)

No comment.

8. PLANNING APPRAISAL

8.1 The Principle of Development

The regeneration of Grahame Park Estate is identified as a priority in Barnet's Three Strands Approach and the council's Housing Strategy. The principle of the redevelopment of the estate has already been considered and approved by the Planning & Environment Committee on the 8th September 2004 (refer to original committee report at Appendix 5 for full details). This application is therefore only considering the proposed amendments to the boundary of Phase 1b and the requisite alterations to conditions 4, 7 and 30.

The proposed changes to the boundaries of the approved phases do not affect or change the approved form, extent or nature of the development. The proposal is simply to amend the timing of the implementation of the development which has previously been approved by the Planning & Environment Committee. This will allow the construction approach to be more rational and efficient. For example it will allow the construction of the majority of the new Boulevard to come forward in one phase that in turn will enable the more comprehensive and earlier delivery of Phase 1b which is an important gateway to the regeneration of Grahame Park.

The benefits of the amended phasing include:

- i. Rationalisation of and improvements to the approach taken towards construction;
- ii. Earlier re-housing for many households, reducing uncertainty and providing them with an improved residential environment and amenity;
- iii. Limit the disruption to residents in retained units at the southern end of the application site by ensuring that construction in the vicinity of these properties occurs within the same phase. Under the phasing plan approved with the original outline planning application, certain blocks (Ashton, Audax, Bristol, Camm, Cody and Comet) would have years of disturbance as work occurred in several different locations surrounding the blocks over an extended period of time;
- iv. Provision of open space earlier in the development providing increased amenity for both existing and new residents;
- v. The integration of the southern part of Phase 4a within Phase 1b will enable the earlier implementation of one of the east west routes, enhancing permeability and accessibility in this area from an earlier stage in the regeneration;

- vi. Facilitate a temporary connection between the new Boulevard and Lanacre Avenue during the construction of Phase 1b.

In all other aspects, the phasing and proposed development conform to the urban design and land use principles established by the approved Masterplan. Officers are happy that the proposed changes to phasing will not result in any negative impacts, but instead they will bring about several benefits to retained and potential future residents through reduced disruption from construction, earlier delivery of open space and earlier delivery of new roads and connections.

8.2. Conditions to be Varied

As a result of the proposed changes to phasing, there is a need to vary Conditions 4, 7, and 30 of the outline planning permission (W01731JS/04).

Condition 4 states:

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 RevD (Phasing Plan).

Reason:

To ensure that the development accords with the outline planning permission and to allow for any rolling forward of the approved drawings as the basis for reserved matters approvals throughout the life of the development.

The proposed amendments to the boundary of Phase 1b are reflected in the new phasing plan (see plan in Appendix 1). Given that all development needs to be in accordance with the new phasing plan, the approved Phasing Plan (PL12 Rev D) listed in condition 4 will be replaced by the new phasing plan PL12 Rev E. The condition will be updated to reflect this.

Condition 7 states:

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)*
- ii) Masterplan Statement*
- iii) Sustainability Statement*
- iv) Tree Retention/Removal Assessment*

Reason:

To ensure that the Local Planning Authority is satisfied with the details of the proposed development.

As part of this application an addendum to the original environmental statement has been produced to assess any environmental impacts which may arise as a result of the proposed amendments to the phasing. As such, any reserved matters applications should consider the content of the 2007 ES addendum as well as the original August 2004 ES. Condition 7 has therefore been updated to include reference to the 2007 addendum.

Condition 30 states:

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

Reason:

In order to ensure the satisfactory provision and maintenance of the open space.

Whilst this Section 73 application does not alter the provision of the new Grahame Park Open Space which will come forward as part of Phase 1a, the proposed amendments to phasing require the approval of a new phasing plan (PL12 Rev E). Therefore condition 30 has simply been updated to make reference to the new phasing plan.

8.3 Addendum to the Environmental Statement

An Environmental Impact Assessment screening opinion was submitted in August 2007 with respect of the proposed Section 73 alterations to the phasing of the approved development of Grahame Park (ref: W01731KW/07). The council subsequently determined that a full Environmental Statement was not required under the regulations. Notwithstanding this, the applicants have submitted an Environmental Statement Addendum in order to assess any environmental impacts which may arise as a result of the proposed amendments to the phasing. This addendum provides an update to the Environmental Statement which was submitted with the original outline planning application in 2004. The 2007 ES Addendum, together with the 2004 ES, comprises the ES in respect of this Section 73 application.

The ES Addendum covers the following areas:

- Transport Assessment
- Flooding and Drainage
- Construction Impacts
- Cumulative Impacts

In respect of other chapters within the 2004 ES submitted with the original outline planning application, the proposed changes to the phasing do not give rise to any other significant environmental impacts that need to be assessed.

Transport Assessment

The ES Addendum concludes that there are no new negative environmental impacts in respect of the Transport Assessment. In fact there are a number of environmental improvements which include a reduced period of negative noise and air quality impacts from construction, earlier delivery of public open space, and increased sustainable transport options.

Flooding and Drainage

Since the original Environmental Statement was submitted in 2004, Planning Policy Statement 25 (PPS 25) has been published. As a result there is a requirement to assess the development proposals in light of this document.

Grahame Park is located in a Flood Zone 1 which is an area of low risk and considered appropriate for residential development. However, as the site area for Phase 1b exceeds 1 hectare in size, in accordance with PPS25 a Flood Risk Assessment (FRA) has been undertaken to assess the risks of all forms of flooding to and from this phase of the development, and demonstrates how these flood risks will be managed. The ES Addendum concludes that there are no increased risks from flooding or drainage in respect of the proposed changes to the phasing of the development.

Construction Impacts

The ES Addendum concludes that the changes to the phasing of the redevelopment of Grahame Park will not give rise to any impacts which cannot be adequately mitigated against, and as a result there are no significant environmental impacts resulting from the construction of Grahame Park.

Accumulative Impacts

The ES Addendum concludes that the proposed amendments to the phasing of the redevelopment of Grahame Park does not involve any change in the quantum of development from that previously approved. The only amendment is to the timing of the delivery of the development. As a result, there is no change in terms of cumulative impacts from when the application was previously considered.

8.4 Section 106 Issues

A Section 106 agreement was agreed and signed in relation to the outline application for the overall redevelopment of Grahame Park Estate. Within the existing S106 there is the following definition:

"the Planning Permission"

The planning permission to be granted by the Council with respect to the Application a draft of which is annexed as Schedule 11 together with (except in clause 23.3 and 27) any permission granted on an application under section 73 of the 1990 Act made with respect to that first-mentioned permission.

This enables the council to approve a Section 73 application without a need to vary the s106 on the original permission. The terms of the original S106 will therefore still relate to this application and a new S106 agreement is not needed.

9. EQUALITY AND DIVERSITY ISSUES

The proposed amendments to phasing will enable a more comprehensive development in Phase 1b of the approved masterplan for Grahame Park which will provide greatly improved standard of housing for residents. The Phasing amendments will see the delivery of new public open space at an earlier stage of the development.

The proposals do not affect or change the proportion of lifetime homes or wheelchair homes that will be provided through the regeneration of the estate.

The proposals therefore remain in accordance with national, regional and local policy by establishing a high quality inclusive design, providing an environment which is accessible to all and which can be maintained over the lifetime of the development.

10. COMMENTS ON THE GROUNDS OF OBJECTION

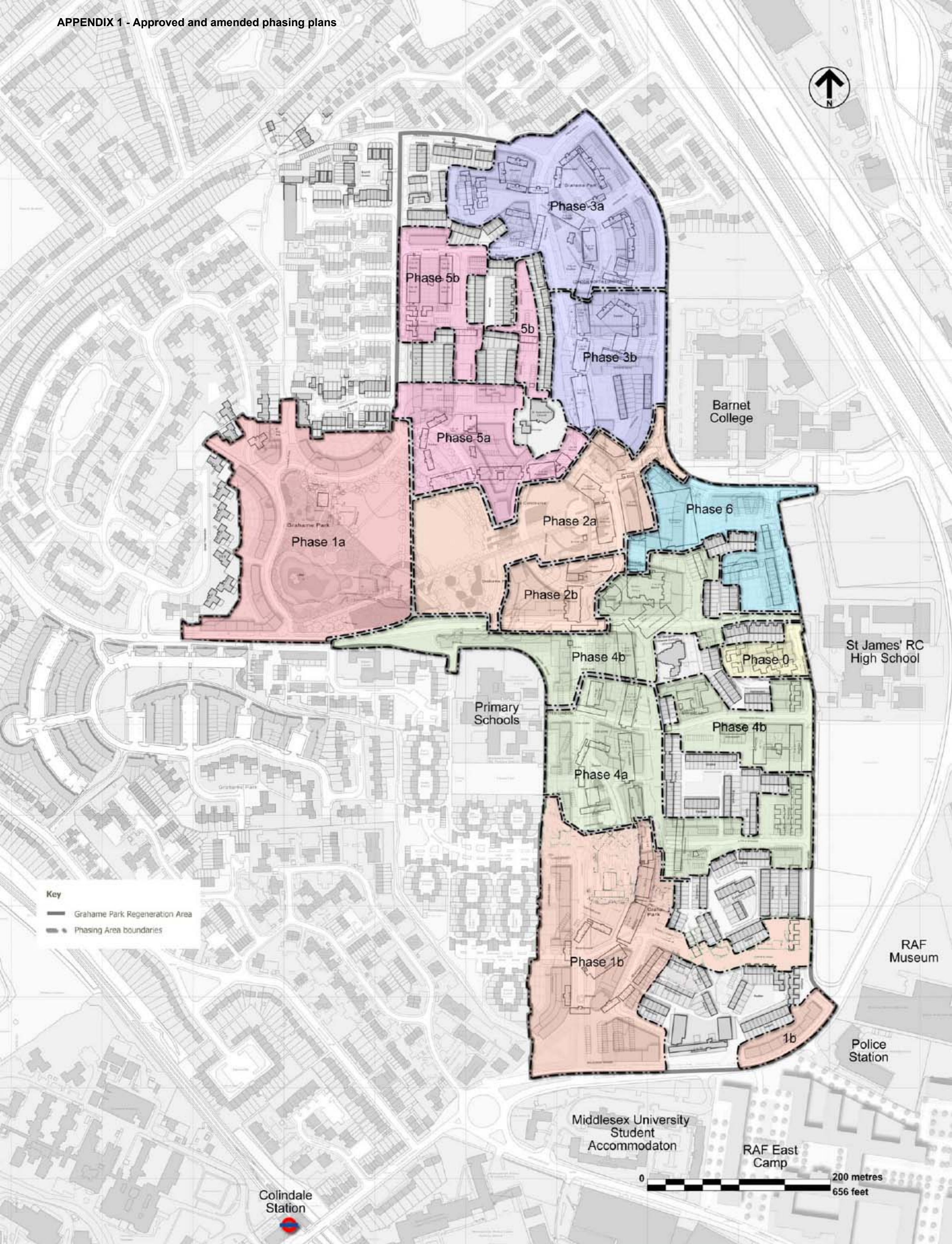
No objections were received.

11. CONCLUSION

The proposed changes to the boundaries of phase 1b will not alter the form, extent or nature of the approved outline redevelopment of Grahame Park. The changes are needed to allow a more comprehensive and rational construction approach to the development. By extending the Phase 1b boundary northwards to incorporate part of Phase 4a, more of the new Boulevard can be built at an early stage of the development as well as a significant proportion of the new public open space. By incorporating the south eastern part of Phase 4a into Phase 1b, the east-west link road to Great Strand can also be built at an earlier phase. This will reduce the impact on existing retained residents who would otherwise have to endure years of disruption from construction work under the previously approved phasing plan which delivers the road in Phase 4a.

Officers consider that the proposed amendments to the phasing of the approved masterplan for Grahame Park are acceptable and will improve the delivery of the regeneration of the estate.

All relevant policies contained within the Adopted UDP, the Mayor's London Plan (consolidated with Alterations since 2004), Planning Policy Statements and Supplementary Planning Documents, have been fully considered and taken into account by the Local Planning Authority. Accordingly, subject to the conditions detailed in the recommendation, **APPROVAL** is recommended.



Key
 — Grahame Park Regeneration Area
 - - - Phasing Area boundaries

0 200 metres 656 feet



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project CFGP REGENERATION MASTERPLAN (April 2004)	job no. 02.792/2331	scale 1:2500 at A2 1:1250 at A0	date Aug 2004 Rev: Oct 2007
drg title Phasing Plan	drg. no. PL. 12	rev E	



- KEY**
- Regeneration Boundary
 - Public Hard Open Space
 - Shared Surface
 - Green Open Space
 - Gardens
 - New Trees
 - Existing Trees
 - Existing Buildings
 - New Buildings
 - East Camp Proposal

Rev D: Revised boulevard layout & omission of 3 houses on S&H land

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project	02.792/2331	scale	1:2500 at A2 1:1250 at A0	date	July 2003 rev: Oct 2005
drg title	Proposed Masterplan	drg. no.	PL.03	rev	D



APPENDIX 2: LIST OF RELEVANT BARNET UDP PLANNING POLICIES

Policy	Policy Title	Policy	Policy Title
GSD	Sustainable Development	O12	Green Chains
GMixed Use	Mixed Use	O15	Nature Conservation
GEA	Environmental Impact		
GEnergy	Energy Efficiency	L11	Open Space
GLand	Reuse of Brownfield Land	L12	Open Space Deficiency
GBEnv1	Character	L13	New Public Routes
GBEnv2	Design	L14	Improvements to Open Space
GBEnv3	Safe Environments	L26	Planning Obligations and Indoor Sports and Recreation Facilities
GBEnv4	Special Area	L27	Shared Use Sports and Recreational Facilities
GBEnv5	Accessible Environment		
GGreen Belt	Green Belt		
GL1	Sport and Recreation	M1	Transport Accessibility
GL3	Outdoor recreation	M2	Transport Impact Assessments
GLoc	Reduce Need to Travel	M3	Travel Plans
GRoad Net	Road Network	M4	Pedestrians and Cyclists - Widening Opportunities
GParkin g	Parking	M5	Pedestrians and Cyclists - Improved Facilities
GNonCa r	Sustainable Transport	M6	Public Transport - Use
GH1	Housing Supply	M7	Public Transport - Improved Facilities
GH2	Dwelling Mix	M8	Road Hierarchy
GH3	Affordable Housing	M10	Reducing traffic Impact
GCS1	Community Facilities	M11	Safety of Road Users
GMon	Monitoring Plan	M12	Safety of Road Network
		M13	Safe Access to New Developmet
ENV2	Energy Efficient Design	M14	Parking Standards
ENV4	Recycling Facilities		
ENV8	Water Quality	H2	Housing - Other Sites
ENV10	Increased Flood Risk	H4	Dwelling Mix
ENV11	Drainage Infrastructure	H5	Affordable Housing
ENV13	Minimising Noise Disturbance	H13	Lifetime Homes
		H14	Wheelchair Housing
D1	High Quality Design	H16	Residential Development - Character
D2	Character	H17	Residential Development - Privacy Standards
D3	Spaces	H18	Residential Development - Amenity Space Standards
D4	Over-development	H20	Residential Development - Public Recreational Space

D5	Outlook	H21	Residential Density
D6	Street Interest		
D7	Local Townscape and Landscape	CS1	Community and Religious Facilities
D8	Access for People with Disabilities	CS2	Community and Religious Facilities - Planning Obligations
D9	Designing Out Crime	CS3	Loss of Community and Religious Facilities - Protection
D11	Landscaping	CS5	Educational Facilities - Shared Use
D12	Tree Preservation Orders	CS7	Surplus Educational Land and Buildings
D13	Tree Protection and Enhancement	CS8	Educational Needs Generated by New Housing Developments
D15	Other hedgerows	CS10	Health Care Facilities
D17	High Buildings – Acceptable Locations	CS13	Health and Social Care Facilities - Planning Obligations
D18	High Buildings – Unacceptable		
		IMP1	Priorities for Planning Obligations
HC5	Areas of Special Character	IMP2	Use of Planning Obligations
O1	Green Belt/Metropolitan Open Land		
O2	Green Belt/MOL - New Buildings and uses		
O4	Green Belt - Major Development Sites		
O7	Green Belt/MOL - Adjacent Land		
O10	Heritage Land		

APPENDIX 3: SUMMARY OF KEY NATIONAL PLANNING POLICY

Introduction

This appendix contains a summary of relevant national planning policies. It is not meant to be an exhaustive list but focuses on the more important guidance at the national level.

Planning Policy Statement 1 – Delivering Sustainable Development

PPS1 (January 2005) sets out the Government's overarching planning policies on the delivery of sustainable development and the creation of sustainable communities through the planning system.

Paragraph 4, sets out the Government's aims for sustainable development:

- *“social progress which recognises the needs of everyone;*
- *effective protection of the environment;*
- *the prudent use of natural resources; and,*
- *the maintenance of high and stable levels of economic growth and Employment”*

It goes on to state:

“These aims are to be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.”

The guidance goes on to outline at paragraph 5 that planning should facilitate and promote sustainable and inclusive patterns of development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Statement 3: Housing

PPS3 Housing (December 2006) underpins the delivery of the Government's strategic housing policy objectives with the goal to achieve a wide choice of high quality homes, both affordable and market housing, to meet future needs, and to create sustainable, inclusive, mixed communities in all areas, ensuring that as many of the new homes as possible are built on previously developed land. At the heart of this policy is the concept that good design is fundamental to the development of high quality new housing. Paragraph 13 of PPS3 highlights this point stating: -

“para 13. Reflecting policy in PPS1, good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

Paragraph 41 outlines the government target for new housing to be provided on previously developed land and, stating: -

“Para 41. The national annual target is that at least 60 per cent of new housing should be provided on previously developed land. This includes land and buildings that are vacant or derelict as well as land that is currently in use but which has potential for re-development. When identifying previously-developed land for housing development, Local Planning Authorities and Regional Planning Bodies will, in particular, need to consider sustainability issues as some sites will not necessarily be suitable for housing.”

Planning Policy Guidance 13: Transport

PPG13 outlines the Government's aim of achieving reduced car dependency via transport and planning policies that are integrated at the national, strategic and local level. The guidance places an emphasis on putting people before traffic, indicating that new development should help create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport. PPG13 also requires local authorities, when assessing planning applications, to intensify housing and other uses at locations that are highly accessible by public transport, walking and cycling.

Planning Policy Guidance 17: Open Space, Sport and Recreation

PPG17 promotes the importance of well-designed open space for quality of life. The provision of adequate quality open space and sport and recreation facilities are identified in PPG17 as necessary to the achievement of a number of broader Government objectives including:

- Supporting an urban renaissance;
- Promotion of social inclusion and community cohesion;
- Health and well being;
- Promoting more sustainable development

PPG17 seeks to ensure there is an adequate provision of open space and sport and recreation space to meet local needs. It seeks the protection of existing open spaces where there is a local need and the provision of additional or improvements in the quality of open space where possible.

PPG17 states that planning obligations should be used as a means to remedy local deficiencies in the quality or quantity of open space, sports and recreational provision. Local authorities are justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.

Planning Policy Statement 19: Biodiversity and Geological Conservation

The Government's vision for conserving and enhancing biological diversity in England, includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible.

In moving towards this vision, the Government's objectives for planning are:

- **to promote sustainable development** by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.
- **to conserve, enhance and restore the diversity of England's wildlife and geology** by sustaining, and where possible improving, the quality and extent of natural habitat and

- **to contribute to rural renewal and urban renaissance by:**
 - enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people’s sense of well-being; and
 - ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

PPS19 states that development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate.

Planning Policy Guidance 24: Noise

PPG24 guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

Planning Policy Statement 25: Flood Risk

PPS25 sets out Government policy on development and flood risk. It's aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

APPENDIX 4: SUMMARY OF THE KEY LONDON PLAN POLICIES

Introduction

This appendix contains a summary of relevant regional planning policies contained within the London Plan (consolidated with Alterations since 2004) which was published 19 February 2008. It is not meant to be an exhaustive list but focuses on the more important guidance at the London Plan level.

Development Opportunities

The London Plan divides London into sub-regions; the London Borough of Barnet falls within the North London sub-region. The Stonegrove Estate is not identified as an Opportunity Area, Area for intensification or Area for Regeneration.

Housing

Policy 3A.5 states that boroughs should encourage proposals for large residential developments including the provision of suitable non-residential uses within such schemes.

Policy 3A.8 states that DPD policies should define affordable housing as housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. It also defines affordable housing as: comprising social and intermediate housing and states the new affordable housing provision should seek to meet the full spectrum of housing need.

Policy 3A.9 sets a target of 50% affordable housing for Barnet, though Policy 3A.10 states that boroughs should apply these targets flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

Paragraph 3.75 states that the Mayor's approach to estate renewal is to take into account the regeneration benefits to the local community, the proportion of affordable housing in the surrounding area, and the amount of affordable housing being, or planned to be, provided elsewhere in the borough. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better quality accommodation, providing at least an equivalent floorspace.

The London Plan supports maximising the potential of sites through increasing densities (table 3A.2 and Policy 3A.3). Table 3A.2 of the Draft London Plan states that developments in locations with a PTAL accessibility index of up to 2, a density of up to 250 habitable rooms per hectare (hrh) is acceptable.

The Plan expects that all new housing will be built to lifetime home standards and that a minimum of 10% of new housing will be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

Urban Design

London Plan Policy 4B.1 'Design principles for a compact city' states that the Mayor will seek to ensure that new developments maximise site potential, enhance public realm, provide a mix of

uses, are accessible, legible, sustainable, safe, inspire, excite and delight in respect of London's natural and built heritage. Policies 4B.2, 3, 5 and 6 provide further policy guidance and context for Policy 4B.1.

Community Facilities

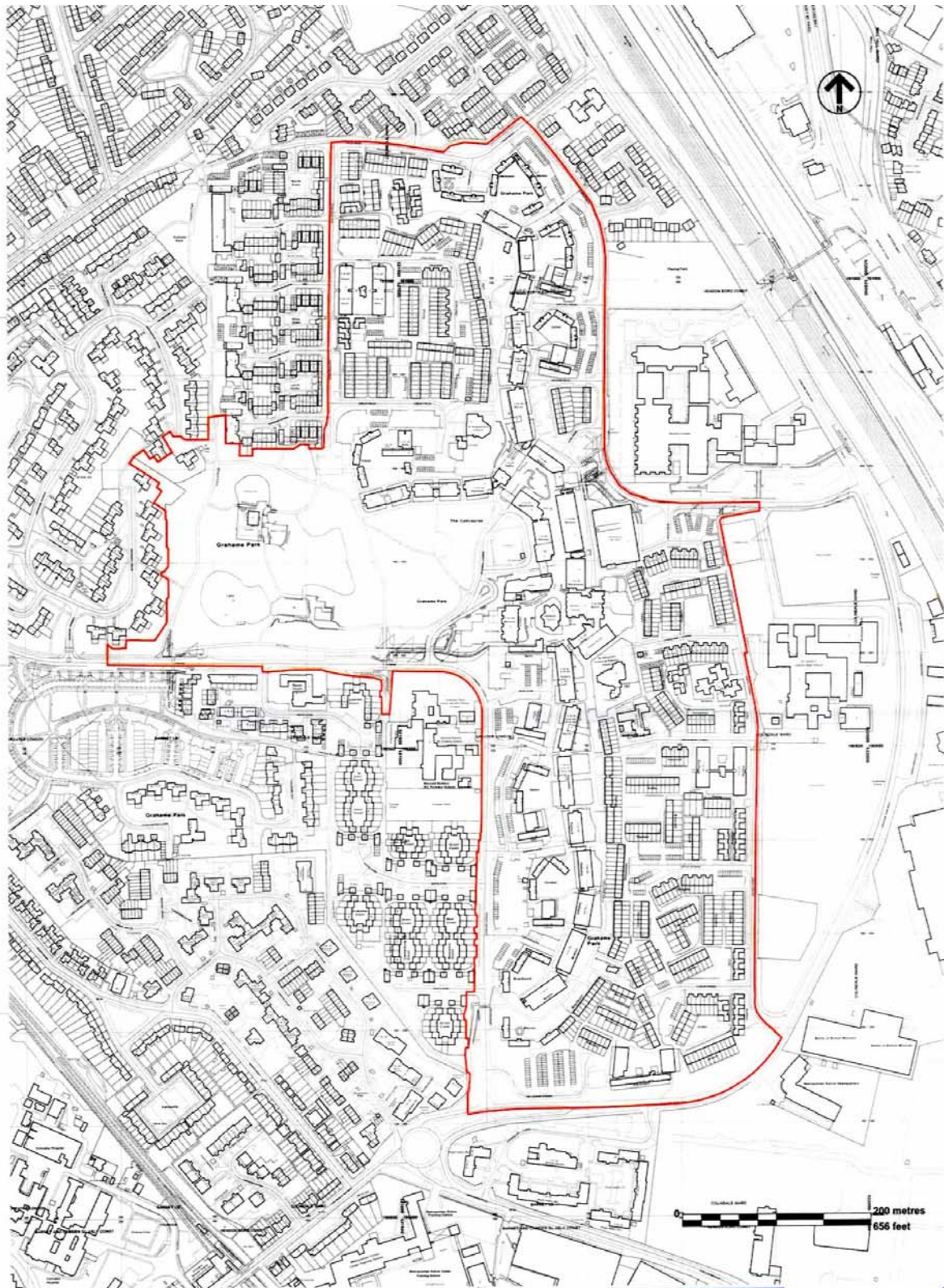
Policy 3A.20 states that planning applications should promote the objectives of the NHS Plan. Policy 3A.24 states that Policies in DPDs should reflect the demands for pre-school, school and community learning facilities.

Transport

Policy 3C.1 Integrating Transport and Development emphasises the need to improve public transport capacity and accessibility where it is needed, particularly in areas designated for development and regeneration, including Areas for Intensification.

SITE LOCATION PLAN: Grahame Park Estate, Colindale, NW9 5UP

REFERENCE: H/04448/10



— Choices for Grahame Park - Redevelopment Boundary

FOLLARD THOMAS & EDWARDS ARCHITECTS

Disinger Wharf 38 Graham Street London N1 6AJ
 T: 020 7336 7777 F: 020 7336 6776

Levitt Bernstein

1 Kingstand Passage London E8 2BB
 T: 020 7276 7676 F: 020 7276 8044

Project	Job No.	Scale	Date
CIGP REGENERATION MASTERPLAN	02.792/2331	1:2500 at A2 1:1250 at A0	July 2003 Rev: May 2004
Site Location Plan	PL.01		B

LOCATION: Land on the corner of Pert Close & Alexandra Road, Muswell Hill, London, N10 2RY
REFERENCE: B/05104/10 **Received:** 23 December 2010
WARD(S): Coppetts **Accepted:** 04 January 2011
Expiry: 01 March 2011

Final Revisions:

APPLICANT: Notting Hill Housing

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

RECOMMENDATION: Approve Subject to 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, AA2288/2.1/10, AA2288/2.1/12, AA2288/2.1/13, Energy Statement, Code for Sustainable Homes Statement and Sustainability Statement (received 04/01/2011).

Reason:

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

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

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

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.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

4. The materials to be used in the external surfaces of the building(s) shall accord with those specified in the Appendix of the Design and Access Statement which include Wienerbergern Nutcombe Multi Brickwork, Ibstock Staffordshire

Blue Brickwork, Off-White Render and Aluminium Faced Timber Units by Velfac unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

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

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area and in the interest of highways and pedestrian safety.

- 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.

Reason:

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

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.

Reason:

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

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.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and 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.

Reason:

To ensure that the development is sustainable and complies with policy GSD of

the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

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.

Reason:

To safeguard nature conservation.

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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Planning and Transport
PPG24 - Planning and Noise

The Mayor's London Plan (consolidated with alterations since 2004):

Various including 3A.5, 3A.6, 3A.13, 4B.5, 4B.8.

Relevant Unitary Development Plan Policies:

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

SPD - Sustainable Design and Construction

Barnet Core Strategy

The Planning & Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three

years.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to 3 rounds of public consultation and is in general conformity with the Adopted London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Policy CS4 - protecting quality homes and housing choice in Barnet.

Policy CS5 - protecting and enhancing Barnet's character to create high quality places.

Policy CS11 - improving health and well being in Barnet.

Policy CS12 - making Barnet a safer place.

Relevant Planning History:

N14628/05 - Land adj. 1-8 Pert Close and 273-307 Sydney Road. Residential development comprising 2no. 3-bedroomed, 1no. 4-bedroomed and 1no. 5-bedroomed wheelchair standard house with associated car parking also with landscaping. Withdrawn 12/05/2005

N14628A/05 - Land adj. 1-8 Pert Close and 273-307 Sydney Road. Erection of 2no, 3-bedroom house, 1no, 4-bedroom house and 1no, 4-bedroom wheelchair accessible house with associated parking. Refused 30/11/2005

N14628B/06 - Land adj. 1-8 Pert Close and 273-307 Sydney Road. Construction of 2No. three-bedroom houses, 1No. four-bedroom house and 1no. four-bedroom wheelchair accessible house with associated parking. Conditional Approval 30/08/2006

C02170 - Housing development. Approved 19/03/1969.

C02170A - Housing development for Cromwell Road Housing Area. Approved 10/02/1971.

C02170B - 202 housing units. Approved 06/09/1972.

C02170C - Revised car parking. Approved 11/02/1976.

Consultations and Views Expressed:

Neighbours Consulted: 57 Replies: 2 when writing the report. Any further responses will be reported at the meeting.

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Overlooking and loss of privacy to neighbouring residents
- Building will be above the existing tree line which will increase impact
- Concerns with regard to noise and disturbance especially from the proposed terrace
- Loss of parking is unacceptable
- Lease of neighbouring properties states that Barnet Council should maintain the estate and car parks - not sell them to developers
- Using other car parks means occupants cannot see their cars which has implications for safety and security
- Development is out of keeping
- Loss of views is unacceptable

Internal /Other Consultations:

- Traffic & Development -

The proposal is for development of site currently used as informal car park to provide 8 1-bedroom supported accommodation for people with learning disabilities. Resident's of the development will not drive. A total of 3 off street parking spaces, including 2 disabled spaces are proposed accessed via new crossover.

A previous planning application for construction of 4 houses at this site has been approved. (REF N14628B/06). The application assessment included a survey of the existing car parking area. This survey indicated that there was little demand for this car park and that there were other locations in the vicinity of the site where the residents of the flats on Pert Close/Sydney Road could use for parking. Recent site visits indicated that the car park is currently under utilized. In view of previous planning consent and existing parking availability near the site, the loss of the existing car parking area is considered acceptable on highways grounds.

The proposed parking provision is considered to be acceptable and approval is recommended subject to conditions and informatives.

- Housing Development Team -

No response received when writing the report. Any response will be reported at the meeting.

- Metropolitan Police Service (CB) -

Barnet Borough Police have no objection in principle to the development proposals.

- Trees and Landscaping -

No objection, subject to conditions.

The proposed landscaping is reasonable and the temporary fencing will afford some protection to non-statutory protected trees.

- Environmental Health

No response received when writing the report. Any response will be reported at the meeting.

Date of Site Notice: 13 January 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is situated on the western side of Alexandra Road. To the west are Nos. 1-8 Pert Close; a 4-storey block of maisonettes and to the south are Nos. 273-307 Sydney Road; a 3-storey block of flats. To the north is the North Circular Road and on the opposite side of Alexandra Road is Hollickwood Park, which is in the London Borough of Haringey.

The site, along with buildings to the west and south in Alexandra Road, Sydney Road, Pert Close and Strode Close formed a Council housing development which was constructed in the early to mid 1970s.

The site comprises a car parking area with grassed areas on the perimeter within which are a number of trees. A refuse store is located on the western side of the car park.

Proposal:

The proposals will provide 8 self-contained one bedroom flats with additional communal and staff facilities.

The flats will provide accommodation for people returning to the community after living in more institutional environments. Staff will be based on site to provide support for the residents to meet their identified needs. There will be staff rest and sleep over facilities provided to enable support to be delivered to the residents when they need it. The philosophy behind this type of accommodation is for people with learning disabilities to be given the opportunity to live as independently as possible within a domestic environment.

The building would have a 'T' shape plan form. The main frontage of the building faces to the north, onto Pert Close. The southern wing extends towards Alexandra Road at an angle to the site boundary.

The width of the building as viewed from Pert Close would be 23.2m and the maximum depth of the building at this point would be 9.3m. As the building moves south into the site there would be a projecting wing with a width of 7.6m and a depth of 11.6m. As viewed from Alexandra Road the building will have a maximum width of 17.2m

The building comprises three storeys - reaching a maximum height of 9.9m overall.

The proposed building as viewed from Pert Close would be located a minimum distance of 0.7m from the northern site boundary. As viewed from Alexandra Road the building will be set back a minimum of 6m from the eastern site boundary. The building would be set a minimum distance of 5.6m from the boundary shared with 273-307 Sydney Road and a minimum distance of 4.8m from the boundary shared with No.1-8 Pert Close.

The main entrance to the proposed building would be via the car parking area to the front of the site, off Alexandra Road.

The parking area to the front would provide a total of 3 parking spaces, 2 of which would be for disabled parking.

A large garden area is set between the adjacent properties, No.1-8 Pert Close and No.273 - 307 Sydney Road. This garden space meets and exceeds the council's policy for amenity space provision and a detailed landscaping scheme has been submitted.

Planning Considerations:

Principle of the Development

The existing site is currently used as an informal car park with grassed areas and trees. Approval was granted in August 2006 at the Planning and Environment Committee for the construction of 4No. houses on this site which would have resulted in the loss of this parking and grassed area.

The proposal would make efficient use of previously developed land in line with Planning Policy Statement 3 (PPS3), there have been no change in circumstances since the 2006 permission and the site is therefore considered appropriate for residential development.

Use of the site to provide supported housing units

London Plan Policy 3A.13 states that 'Borough policies should provide for special needs housing, including sheltered housing with care support, staffed hostels and residential care homes, for older persons, children and other client groups, based on up to date estimates of need.'

Certain people in the community require housing for all or part of their lives which provides special care and/or supervision. Such groups include the elderly, those suffering from mental illness, people with physical disabilities and those suffering from drug/alcohol abuse or degenerative illnesses. Accommodation for these groups is increasingly provided in residential care homes, supported or shared houses/flats and hostels rather than in large institutions or long-stay hospitals.

The Council recognises the requirement for supported housing for people with special needs within the community, and will sympathetically consider proposals for such facilities in the borough. Policy H12 in particular relates to the provision of special needs housing. The council will encourage proposals for accommodation where an element of care is provided. Planning permission for special needs accommodation will be granted where the proposal helps to meet an identified need;

does not have a demonstrably harmful impact on the character or amenities of the surrounding area; and is easily accessible by public transport and where appropriate, walking and cycling.

Policy is supportive of this type of housing and on this site the development is considered appropriate.

Residential Amenity

The distances between the proposed building and the nearest residential blocks (No.1-8 Pert Close and No.273-307 Sydney Road) are considered sufficient to ensure the new building will have an acceptable impact on the residential amenities of neighbouring occupiers. The building is considered to be of an appropriate siting and orientation.

Policy D5 states that new developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users. The proposed development is considered to accord with this policy and will not cause any significant loss of light or outlook to neighbours. The outlook from 1-8 Pert Close will not be adversely affected as the building angles away from these properties given the corner position. The most visible element of the proposal to Block 273-307 Sydney Road will be the refuse storey to the north east, which is of single storey construction and sited some 14m from this neighbour.

Policy H17 relates to privacy standards in residential development. In new residential development there should be a minimum distance of 21m between properties with facing windows to habitable rooms to avoid overlooking. This distance should be increased by three metres for each additional storey over two storeys. This scheme complies with these requirements and ensures that maximum privacy is maintained for the occupiers of existing properties and the future occupiers of these units.

The proposed development in terms of its layout is considered to result in an acceptable form of residential accommodation. The layout of the units has been designed in a way which takes account of adjacent units in order to minimise any noise and disturbance. The provision of windows for habitable and communal rooms will result in an acceptable amount of outlook from these windows, also allowing for maximum natural light.

Character and Appearance

Building heights in the immediate vicinity are predominately 3 storey with some 4 storey buildings to the west of the site. The new building would be lower than adjacent buildings which will significantly reduce the impact of the building not only on residential amenity, but on the character and appearance of the streetscene.

Planning Policy Statement 1 (PPS1) advocates that Planning Authorities should not accept poor quality design. This is reinforced by policy D1 of the adopted UDP which states that all new development should be in keeping with the Council's objectives for achieving sustainable development and ensuring community safety. The height and massing of the building is considered to respect the established rhythm of the street and will provide visual interest at street level as it incorporates a modern design which is appropriate on this corner site for a building of this nature.

The materials to be used in the building includes clay facing red brick and render to match the appearance of the surrounding buildings. The proposed building is considered to respect the characteristics of the immediate area with these materials and will comply with policy in this regard.

The plans submitted indicate a level of soft and hard landscaping for the site and it is considered that, subject to certain landscaping conditions, the development would have a satisfactory and soft appearance within the locality and provide a degree of amenity for the future occupiers.

The level of parking proposed is considered to be acceptable on highway grounds given the previous application and the existing limited demand for this car park. The site is in close proximity to other parking locations adjacent the loss of the car park is considered acceptable.

Sustainability Issues

Policy GBEnv2 of the adopted UDP states that the council will require high quality design in all new development in order to enhance the quality of the built and open environment which utilises environmentally friendly methods of both design (including layout and orientation of buildings) and of construction, in order to meet the Council's objectives of sustainable development. In addition, the Councils adopted Supplementary Planning Document (SPD) for Sustainable Design and Construction sets out sustainability standards that developments must achieve.

Notting Hill Housing are committed to creating sustainable communities and developments that are socially, economically and environmentally sustainable and will last for generations. The development proposes to meet Code Level 3 of the Code for Sustainable Homes and as such the proposed development is considered to meet the Councils objectives of sustainable development.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed in the appraisal.

Matters concerning lease agreements are not material planning considerations.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

The proposal will provide a modern, contemporary facility for people with learning disabilities so that they can live within their local community whilst maintaining a semi-independent life.

The proposal has been designed to accommodate wheelchair users through all the communal areas with one of the flats being fully wheelchair accessible.

Level access has been provided at all external entrances, internal corridors have

been designed with a sufficient width for wheelchair users to pass and lift access has been provided to all floors.

All flats have been designed to meet Lifetime Home standards.

5. CONCLUSION

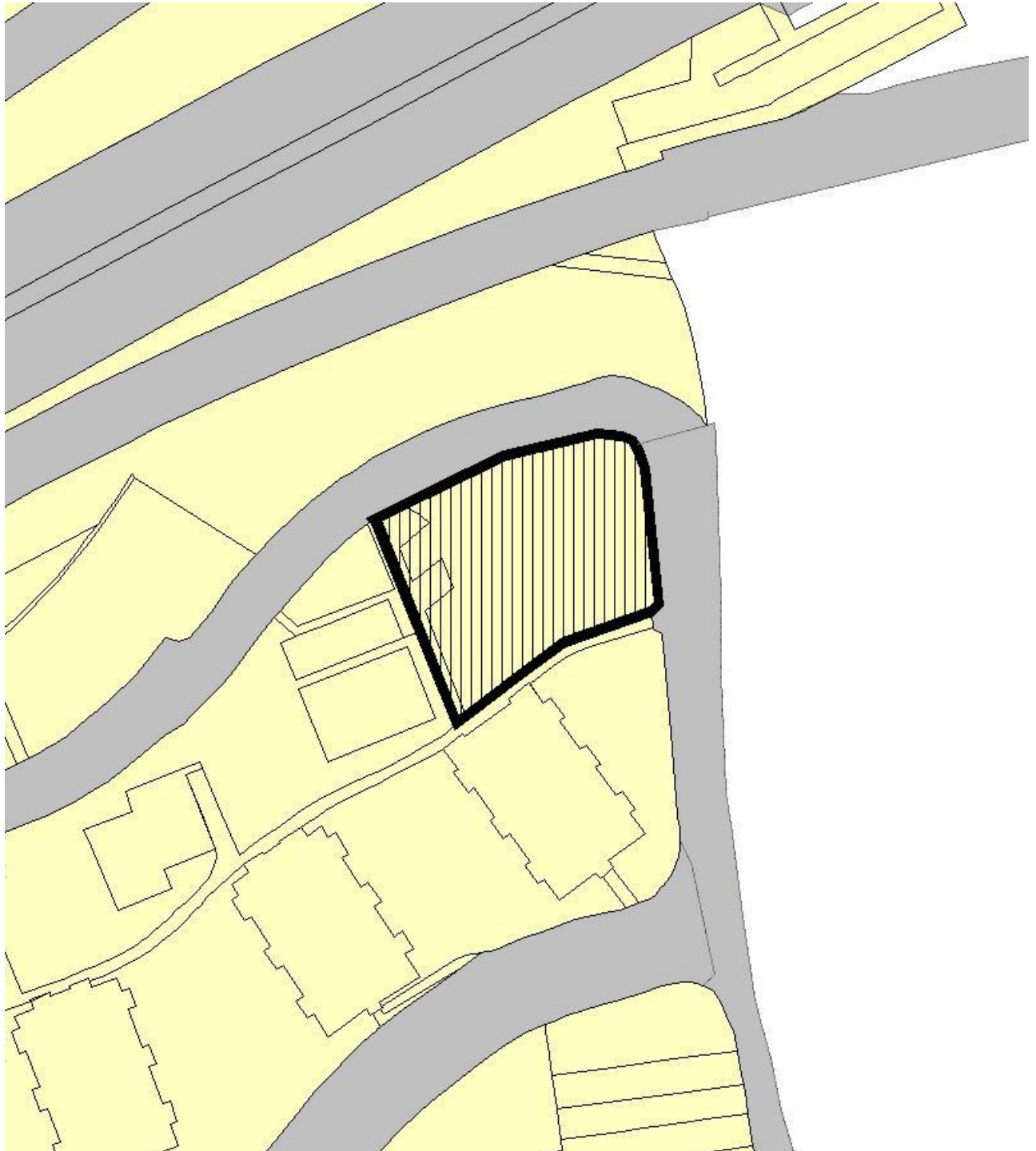
The proposed development will provide a high quality, sustainable new building which will have an acceptable impact on the character and appearance of the property and the amenities of neighbouring residents.

The development will provide a modern facility for people with learning disabilities enabling them to live within their local community.

All relevant policies contained within the adopted UDP, the Mayors London Plan, Planning Policy Statements and Supplementary Planning Documents have been fully considered and taken into account by the Local Planning Authority. Accordingly, subject to the conditions detailed in the recommendation, **APPROVAL** is recommended.

SITE LOCATION PLAN: Land on the corner of, Pert Close & Alexandra Road, Muswell Hill, London, N10 2RY

REFERENCE: B/05104/10



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LOCATION: 52 The Market Place, Falloden Way, London, NW11 6JP

REFERENCE: F/03980/10 **Received:** 28 September 2010
Accepted: 08 October 2010

WARD(S): Garden Suburb **Expiry:** 03 December 2010

Final Revisions:

APPLICANT: Telefonica O2 Ltd

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

RECOMMENDATION: Approve Subject to 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.

Reason:

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

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

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

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.

Reason:

To safeguard the visual amenities of the locality.

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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1, PPG8

The Mayor's London Plan (consolidated with alterations since 2004):

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GBEnv4, D1, D2, D16, HC1, HC5.

Relevant Planning History: None relevant to the current application.

Consultations and Views Expressed:

Neighbours Consulted:	236	R	49
		ep	
		lie	
		s:	
Neighbours Wishing To Speak	1		

A petition with 243 signatures against the scheme was received.

The 49 objections are the same template letters signed by various residents. The objections raised may be summarised as follows:

- effect on conservation area
- lack of original planning permission
- danger to children
- loss of amenity relating to a pole
- proliferation

Internal /Other Consultations:

- Traffic & Development - no objection
- HGS CAAC - no objection

Date of Site Notice: 21 October 2010

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located at the corner of The Market Place and Kingsley Way in the Hampstead Garden Suburb Conservation Area. There is an existing O2 antenna within the bakery sign approximately 3.5 metres above ground level. This antenna has been in place for a number of years.

Proposals and planning history:

The current application seeks full planning permission for the installation of two "alarm type" boxes on the facade of the building with an additional cabinet (within the building). The application is submitted by O2 and Vodafone. The site is already in use as a telecommunication site as there is an antenna within the bakery sign.

The proposal is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP) and the application has been provided with the appropriate certificate.

Background information:

O2 has recently entered into a strategic partnership with Vodafone to share their infrastructure in the UK and across Europe. The current planning application is a direct consequence of the new partnership. In practice, this means that the same antenna can be used simultaneously by O2 and Vodafone therefore reducing the number of antennae required by both companies to operate.

Planning considerations:

Central government advice with regard to telecommunications is detailed in PPG8. It states that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. Local authorities have been advised to respond positively to telecommunication development proposals whilst balancing the need for increased service with the potential impact on surrounding localities.

Policy D16 of the UDP encourages sharing facilities. It also requires that installations to be appropriately designed, coloured and landscaped to take into account their setting and that there is no significant adverse impact upon the visual amenities of neighbouring occupiers.

The proposed boxes would appear no different to the existing alarm boxes found on a number of surrounding buildings. They would be located in similar positions on the facade of buildings in this stretch of The Market Place and be of the same design. The ancillary equipment to operate the Vodafone system would be housed within the building and therefore would not be visible. The proposed boxes would have no further impact on the character and appearance of the building than the existing boxes on other buildings.

The chosen technology to house the antennas is considered optimum for the conservation area and would prevent the installation of unsightly street masts that have been consistently resisted by officers.

The application is strongly encouraged because the equipment is to be used simultaneously by O2 and Vodafone and would facilitate the growth of existing systems with no significant environmental and character impact. A condition is attached to ensure that the boxes match the existing in colour and texture.

The proposed equipment would have a negligible impact on the building and the surrounding area, in line with Council policies and National Guidance set out in PPG8.

The proposal would be on an existing site already in use for telecommunication purposes.

PPG8 outlines that applicants should provide evidence that other potential sites for the equipment have been adequately investigated. The applicant has not put forward alternatives because the site is already in use as a telecommunication site. Given the national and local policy requirements for site sharing, the site is considered the optimal location and no alternatives are required. The main alternative to the chosen site would be the installation of a streetmast which would be inappropriate in the conservation area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Objections have been raised on the following grounds:

a- effect on conservation area

Objections on this ground are fully covered in the above appraisal.

b- lack of original planning permission

The existing installation has been up for a number of years and has become lawful by virtue of time.

c- danger to children

Health issues are of great concern to the public in general as regards the erection of mobile communications equipment. The Stewart Report (2000) found that while the balance of evidence does not suggest that mobile phone technology puts the health of the general population at risk, the possibility of harm couldn't be ruled out. The report suggests a precautionary approach. The adoption of the stringent guidelines as set out by the International Commission on Non-Ionising Radiation Protection (ICNIRP) is part of the precautionary approach.

In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. An ICNIRP compliance notice for the predicted field strengths for proposed installation has been submitted with the application. This certificate shows that the maximum signal strength is within ICNIRP Public Exposure Guidelines.

d- loss of amenity relating to a pole

This ground of objection does not fully relate to the application which relates only to alarm boxes and not a street pole.

e- proliferation

Each application is dealt with on its own merit. The previous refusals from the council on other sites in the conservation area were not on grounds that telecommunication equipment is unacceptable as a matter of principle but rather on grounds specific to each proposal. The granting of permission on the application site would not change this approach.

4. EQUALITIES AND DIVERSITY ISSUES

There are no equality and diversity issues.

5. CONCLUSION

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. **APPROVAL** is recommended.

SITE LOCATION PLAN:
6JP

52 The Market Place, Falloden Way, London, NW11

REFERENCE:

F/03980/10



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LOCATION: 25-27 The Market Place, Falloden Way, London, NW11 6JY
REFERENCE: F/04892/10 **Received:** 03 December 2010
WARD(S): Garden Suburb **Accepted:** 13 December 2010
Expiry: 07 February 2011

Final Revisions:

APPLICANT: Vodafone UK Ltd & O2 UK Ltd

PROPOSAL: 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.

RECOMMENDATION: Approve Subject to 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.

Reason:

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

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

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

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.

Reason:

To safeguard the visual amenities of the locality.

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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1, PPG8

The Mayor's London Plan (consolidated with alterations since 2004):

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GBEnv4, D1, D2, D16, HC1, HC5.

Relevant Planning History:

F/03980/10 at 52 The Market Place for "Erection of two further 'alarm type' boxes on the facade of 52 The Market Place with additional cabinet internally and ancillary development" Under consideration, subject to a recommendation to approve.

Consultations and Views Expressed:

Neighbours Consulted:	94	Replies:	5
Neighbours Wishing To Speak	1		

A petition with 106 signatures against the scheme was received.

The 5 objections are the same template letters signed by various residents. The objections raised may be summarised as follows:

- effect on conservation area
- lack of original planning permission
- danger to children
- loss of amenity relating to a pole
- proliferation

Internal /Other Consultations:

- Traffic & Development - no objection
- HGS CAAC - no objection

Date of Site Notice: 06 January 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on the northern side of The Market Place in the Hampstead Garden Suburb Conservation Area. The applicants are Vodafone and O2.

There is an existing O2 antenna within the bakery sign of 52 The Market Place opposite approximately 3.5 metres above ground level. This antenna has been in place for a number of years.

Another application by the same applicants (Vodafone and O2) is being considered for the installation of two "alarm type" boxes on the facade of 52 The Market Place.

Proposals and planning history:

The current application seeks full planning permission for the installation of two microcell antennas in 'alarm type' boxes to the facade of 25-27 The Market Place and the installation of 2 equipment cabinets to the rear.

The proposal is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP) and the application has been provided with the appropriate certificate.

Background information:

O2 has recently entered onto a strategic partnership with Vodafone to share their infrastructure in the UK and across Europe. The current planning application is a direct consequence of the new partnership. In practise, this means that the same antenna can be used simultaneously by O2 and Vodafone therefore reducing the number of antennae required by both companies to operate.

The applicant has advised that due to high usage in busy, urban areas network problems can usually occur for mobile phone users. At peak times, congestion on the Vodafone & O2 network can mean dropped calls or a 'busy signal'. The operator's solution is a network of antenna systems or microcells to boost capacity. Because small antennas only can and need to cover a short range (approximately 200 metres), the power output is extremely low – a maximum of two watts. This compares with a TV transmitter which runs at 100,000 watts and more.

In the case of The Market Place, the operator advises that they require two antennas located at opposite ends of Falloden Way in order to provide the required coverage and capacity and therefore the current site is required in addition to the site at 52 The Market Place subject to a separate application.

Planning considerations:

Central government advice with regard to telecommunications is detailed in PPG8. It states that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum.

Local authorities have been advised to respond positively to telecommunication development proposals whilst balancing the need for increased service with the potential impact on surrounding localities.

Policy D16 of the UDP encourages sharing facilities. It also requires that installations to be appropriately designed, coloured and landscaped to take into account their setting and that there is no significant adverse impact upon the visual amenities of neighbouring occupiers.

The proposed boxes would appear no different to the existing alarm boxes found on a number of surrounding buildings. They would be located in similar positions on the facade of buildings in this stretch of The Market Place and be of the same design. The ancillary equipment cabinets would be located to the rear of the building. The rear of the building is not of any significant architectural merit and a number of air conditioning units have been mounted to the walls at ground floor level. The two cabinets would be mounted to the wall and fixed between two of the ground floor windows. They would not appear unduly obtrusive or cause harm to the amenity of neighbouring occupiers. Overall, it is considered that the proposals would protect the character of this part of the Hampstead Garden Suburb conservation area and Area of Special Character.

The chosen technology to house the antennas is considered optimum for the conservation area and would prevent the installation of unsightly street masts that have been consistently resisted by officers.

The application is strongly encouraged because the equipment is to be used simultaneously by O2 and Vodafone and would facilitate the growth of existing systems with no significant environmental and character impact. A condition is attached to ensure that the boxes match the existing in colour and texture.

The proposed equipment would have a negligible impact on the building and the surrounding area, in line with Council policies and National Guidance set out in PPG8. The proposal would be on an existing site already in use for telecommunication purposes.

PPG8 outlines that applicants should provide evidence that other potential sites for the equipment have been adequately investigated. The applicant has put forward 21 alternatives all on surrounding buildings along The Market Place. It is considered that this search has been thorough and concentrated within an acceptable radius of the application site.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Objections have been raised on the following grounds:

a- effect on conservation area

Objections on this ground are fully covered in the above appraisal.

b- lack of original planning permission

The existing installation has been up for a number of years and has become lawful by virtue of time.

c- danger to children

Health issues are of great concern to the public in general as regards the erection of mobile communications equipment. The Stewart Report (2000) found that while the balance of evidence does not suggest that mobile phone technology puts the health of the general population at risk, the possibility of harm couldn't be ruled out. The report suggests a precautionary approach. The adoption of the stringent guidelines as set out by the International Commission on Non-Ionising Radiation Protection (ICNIRP) is part of the precautionary approach.

In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. An ICNIRP compliance notice for the predicted field strengths for proposed installation has been submitted with the application. This certificate shows that the maximum signal strength is within ICNIRP Public Exposure Guidelines.

d- loss of amenity relating to a pole

This ground of objection does not fully relate to the application which relates only to alarm boxes and not a street pole.

e- proliferation

Each application is dealt with on its own merit. The previous refusals from the council on other sites in the conservation area were not on grounds that telecommunication equipment is unacceptable as a matter of principle but rather on grounds specific to each proposals. The granting of permission on the application site would not change this approach.

4. EQUALITIES AND DIVERSITY ISSUES

There are no equality and diversity issues.

5. CONCLUSION

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. **APPROVAL** is recommended.

SITE LOCATION PLAN:
NW11 6JY

25-27 The Market Place, Falloden Way, London,

REFERENCE:

F/04892/10



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LOCATION: West Way Open Space, West Way, Edgware, Middx

REFERENCE: H/00003/11

Received: 04 January 2011

Accepted: 04 January 2011

WARD(S): Hale
Edgware

Expiry: 01 March 2011

Final Revisions:

APPLICANT:

PROPOSAL: Use of land as children's play area.

RECOMMENDATION: Approve Subject to 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.

Reason:

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

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.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality.

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.

Reason:

To safeguard the visual amenities of the locality.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

Reason:

To ensure a satisfactory appearance to the development.

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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development

PPS9 - Biodiversity and Geological Conservation

PPG17 - Planning for Open Space, Sport and Recreation

PPG24 - Planning and Noise

PPS25 - Development and Flood Risk
Consultation Paper on new PPS: "Planning for a Natural and Healthy Environment" March 2010
Dept. for Children, Schools and Families: "The Play Strategy" 2008

Fields in Trust (former National Playing Fields Association) Six Acre Standard 2001

The Mayor's London Plan (consolidated with alterations since 2004):

Policy 3A.17 - Addressing the needs of London's diverse population

Policy 3A.18 - Protection and Enhancement of social infrastructure and community facilities

Policy 3D.11 - Open space provision in DPDs

Policy 3D.12 - Open space strategies

Policy 3D.13 - Children and young people's play and informal recreation strategies

The Mayor's London Plan Consultation draft replacement plan October 2009

Policy 3.1 - Ensuring equal life chances for all

Policy 3.6 - Children and young people's play and informal recreation facilities

Policy 7.18 - Protection of local natural space and addressing local deficiency

Policy 7.19 - Protection of Sites of Borough and Local Importance for Nature Conservation commensurate with their importance

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

Relevant Unitary Development Plan Policies:

Policy GBEnv1 - Protection and enhancement of quality and character of built and natural environment

Policy GBEnv2 - Seeks to ensure high quality design in all new developments

Policy ENV12 - Development likely to generate unacceptable noise levels close to noise sensitive developments will not normally be permitted

Policy D1 - Seeks high quality design and developments which are sustainable and ensure community safety

Policy D2 - Aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and town scape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality

Policy D9 - Designing out Crime. In new developments, regard shall be given to:

i) ensuring public areas are overlooked by buildings

ii) increasing natural surveillance in public areas at different times by promoting a mix of land uses in an area.

iii) ensuring main entrances are visible from the street or other public spaces

iv) ensuring streets and paths are well and appropriately lit

- v) dark or secluded areas are not created
- vi) creating clear boundaries between public and private space

Policy O12 - Protection of green chains.

Policy O13 - Protection of green corridors.

Policy L11 - Development in public open space will only be permitted where ancillary to its use , complements its functions, not harmful to open character and in the interests of the community.

Policy L12 - Council will encourage improvements in the amount, quality and distribution of public open spaces in areas of deficiency.

Policy L14 - Encourage the full use of public open spaces by all sections of the community.

Policy L15 - Protection of metropolitan walks.

Barnet Core Strategy

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: Policy CS5 ; CS7; CS10; CS11.

Barnet Open Space, Sport and Recreational Facilities Needs Assessment 2009

LB Barnet Play Strategy 2007-2011

London Ecology Unit - Nature Conservation in Barnet 1997

Relevant Planning History:

There is no relevant planning history.

Consultations and Views Expressed:

Neighbours Consulted: 160

Replies: 3 letters of objection were received. 2 letters of support and 2 comments were received.

Neighbours Wishing To Speak 1

At the time of writing the report the consultation period had yet expired. Any further representations will be summarised within the addendum to the report.

The objections raised may be summarised as follows:

- Anti social behaviour
- Vandalism
- Health and safety
- Rubbish
- Brook banks need cleaning
- Path needs re-surfacing
- Access and parking
- Pollution from cars
- Noise and disturbance
- Size and scale not appropriate
- Enough parks in the borough

The letters in support can be summarised as follows:

- Children would greatly benefit
- There are not enough facilities for young people
- Currently costs money to maintain and should be put in positive use

The letter commenting on the application can be summarised as follows:

- Area needs to be secured at night
- Should be free of canine faeces
- Should have adequate rubbish bins

Internal /Other Consultations:

- Traffic & Development - No highways objections.

Date of Site Notice: 13 January 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site comprises part of an area of open space laid to grass known as West Way

Open Space. The area is located to the south of the junction of West Way with Farm Road as the road turns the corner. There are footpaths crossing the site and over the brook going north/ south, leading to a further area of open space.

To the north of the site is a detached property in Farm Road and to the east of the site are residential properties in West Way. There are level changes with the site sloping away to the south and a sub station to the south east corner of the site.

The site is designated Council Open Space and forms part of a green corridor. The site lies within Flood Zones 2 and 3 (part) and is within an area of Open Space deficiency, identified in the Unitary Development Plan.

Proposal:

The application is for the use of part of the open space as a childrens play area.

The use of the land would involve the installation of three items of play equipment including -

Bobbin Swing – 2.82m in height, 3.5m in width and 1.6m in depth

Tea Cup Twister – 0.7m in height, 1m in width

Multi play unit - 4m in depth, 4m in width and 2m in height.

Log and natural play trail

Background to the scheme:

The London Borough of Barnet acquired funding for the proposed installation of play equipment within a Park or Open Space within the Hale Ward. Investigation showed that there was a need for a play area in the vicinity in terms of the recommended play provision standards. The area selected was chosen as the south of the Hale Ward is particularly sparse of play provisions with the nearest being Stoneyfields Park, Edgwarebury Park and Watling Park.

The West Way Open Space site was chosen primarily for the following reasons -

- It is located within a ward which is most deficient in play areas.
- Provides an opportunity to create a unique and effective play area with limited resources.
- Play area can be incorporated within the existing landscape.
- Provides residents with a useful alternative to other open space areas on the other side of the A41.
- Close proximity to Edgware Town Centre and associated amenities / public transport.

Consultation with local residents was carried out suggesting the proposed site. Out of the 400 surveys taken only 54 responses were received. 41 were in favour of the site being used as a childrens play area. Out of the 41 in favour, 22 were in favour unconditionally and 19 were in favour providing conditions. The most common condition raised was addressing dog fouling. 13 respondents opposed the proposal entirely with the most common concern being vandalism and potential anti-social behaviour.

Planning Considerations:

Need for a childrens play area

The play area the subject of this application is designed, within the hierarchy of play spaces, as a Local Area for Play (LAP). The equipment is principally designed for very young children, has a minimum buffer zone of 5m between the nearest dwelling facing the LAP and is overlooked by nearby houses.

Planning Policy Guidance Note 17 (Open Space, Sport and Recreation) requires local authorities to undertake audits of existing open spaces, sports and recreational facilities to include assessments of their quantity and quality, their uses, accessibility and opportunities for new open space facilities. The Council has recently undertaken such an audit (Barnet Open Space, Sport and Recreational Facilities Needs Assessment 2009). National policy recognises the importance of play for children in terms of education, health and wellbeing.

The importance of play space for children is recognised in the London Plan. The Mayor's Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation' says Boroughs should prepare Play Strategies. It also identifies benchmarking standards to provide additional guidance to Boroughs on developing strategies. It refers to the Fields in Trust (former National Playing Fields Association) 'Six Acre Standard' (last published 2001), and although recognising that this standard is not necessarily appropriate for high density housing areas in London, that it does provide a useful benchmark. The standard recognises the importance of access to different types of play spaces. The Mayor's guidance introduces the concept of 'playable space' and the recommended benchmark standards are consistent with emerging standards in the Childrens Play Council Performance Indicators. These propose that for under fives a playable space should be available within a maximum walking distance of 100m, for 5 to 11 year olds, 400m and for over twelve's 800m.

The Council has a Play Strategy which sets out a framework for working in partnership to improve the choice of play provision for 0 - 18 year olds in Barnet from 2007-2011.

The identified play priorities are:

1. To highlight the importance of play in Barnet
2. Ensure that play opportunities are inclusive
3. Improve children's health and well-being through play
4. Ensure play provision is safe but challenging
5. Involve children, young people and their families in improving play provision

The Council's audit 'Barnet Open Space, Sport and Recreational Facilities Needs Assessment 2009' concludes that large areas of the Borough are not within walking distance of a Locally Equipped Area of Play (LEAP) or Neighbourhood Equipped Area of Play (NEAP).

A number of play areas have been erected recently or are planned within the Borough to address this shortfall. The residential area around the application site has been identified by the Greenspaces team as one of the areas with a shortfall in provision of play areas. The implementation of the West Way Open Space play area is in accordance with the priorities identified in the Play Strategy.

Policy L11 of the Adopted UDP states that development in public open space will only be permitted where it is ancillary to its use, complements its functions, is not harmful to its open character and is in the interests of the community. The play area meets a need identified locally and supported by the national and strategic policy. It is therefore considered that it meets the needs of the community as identified in policy L11.

Impact on character and appearance of area

The area of the site and neighbouring open space is a designated open space in the Adopted UDP. It is surrounded by residential development within West Way / Farm Road and Transport for London (TFL) tube lines to the south. The open space, inclusive of soft landscaping and the Deans brook offers the area an important sense of relief in what is a sub urban environment.

The range of play equipment has been designed to be assimilated into the open space setting. It is considered that the use of the land for a play area and the operational development involved ie the equipment, are not of an excessive scale within the wider open space. The development complements the use of the land as open space and it's function. As stated above, it is considered that the development is not harmful to the open character of the land or the visual amenity of the locality. The development is therefore considered to be in accordance with policies GBEnv1, GBEnv2, D1, D2 and L11 of the Adopted UDP.

Traffic and Parking Issues

Given the nature of the play area, it is designed to provide a facility for the immediate community with the majority of users arriving on foot. Although there is a likelihood that some people will drive to the play area, the traffic generated is not likely to be significant.

It is considered that the additional demand for on-street parking on the highway is likely to be limited and can be accommodated without undue adverse impacts on the safe operation of the highway. The Traffic and Development Team raise no objection to the development.

Impact on residential amenities of neighbouring occupiers

The principal amenity issues arising as a result of the development are noise nuisance during the day as a result of the use of the play area, a potential increase in anti-social behaviour particularly during evenings and at night and inconvenience to residents from additional parking on the highway from users of the play area.

Policy D9 of the Adopted UDP requires new development to have regard to measures to ensure new development is designed to provide safety and security in the environment and to reduce crime and the fear of crime. One of those measures is to increase natural surveillance in public areas at different times by promoting a mix of uses in an area.

Policy ENV12 of the Adopted UDP states that development likely to generate unacceptable noise levels close to noise sensitive developments will not normally be permitted.

In assessing the impacts of potential noise on local residents, the existing use of the land as a public open space with unrestricted access should be taken into account. The application site is bounded by the tube lines to the south.

Although there may be some impact on the residential amenities of neighbouring residents arising from use of the play area during the day, given the nature of the equipment, children will unlikely use the equipment at night when background noise levels are lower. Given the number of people likely to use the area and dispersal during the day, it is considered that there would not be any undue harm to the residential amenities currently enjoyed by neighbouring residents.

The area will be maintained weekly by Green Spaces maintenance staff with annual inspections on the play equipment. The site is an area of open space which is not secured at present. A new kissing gate will be installed to the West Way / Farm Road entrance. The proposed use with associated play equipment is not considered to result in any appreciable increase in noise and disturbance that would reasonably warrant refusing the application.

Potential flood risk

Part of the site lies within flood zones 2 and 3. PPS25 provides guidance on Development and Flood Risk. The development is not one requiring formal consultation with the Environment Agency as part of the planning application. The play equipment has been sited so that drainage from the site will not be impeded and the safety surfacing is either matting placed over the existing grass or bark. The surface is therefore permeable.

As well as any consultation required in relation to a planning application, Flood Defence Consent is required from the Environment Agency for works within 8m of a main river.

It is considered that the development does not conflict with the requirements of PPS25 and that there is no increased risk of flooding arising from the development.

Ecological Issues

The site forms part of a green chain and green corridor and is an important area of local open space. The part of the site on which the play equipment has been placed is an area of mown grass which in itself has limited ecological interest. It is considered that the use of the site as a play area will not have any significant harmful impact on the ecological value of the area and would not conflict with PPS9 or policies O12 and O13 of the Adopted UDP.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections and comments have been carefully considered as part of the planning application and have been addressed within the main report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities. The proposal would introduce children's play equipment to an area of Open Space in the borough. The proposal would be inline

with national and local planning policy guidance, healthy living and green agenda's which broadly seeks to ensure that children and young people are able to achieve their potential and improve their quality of life.

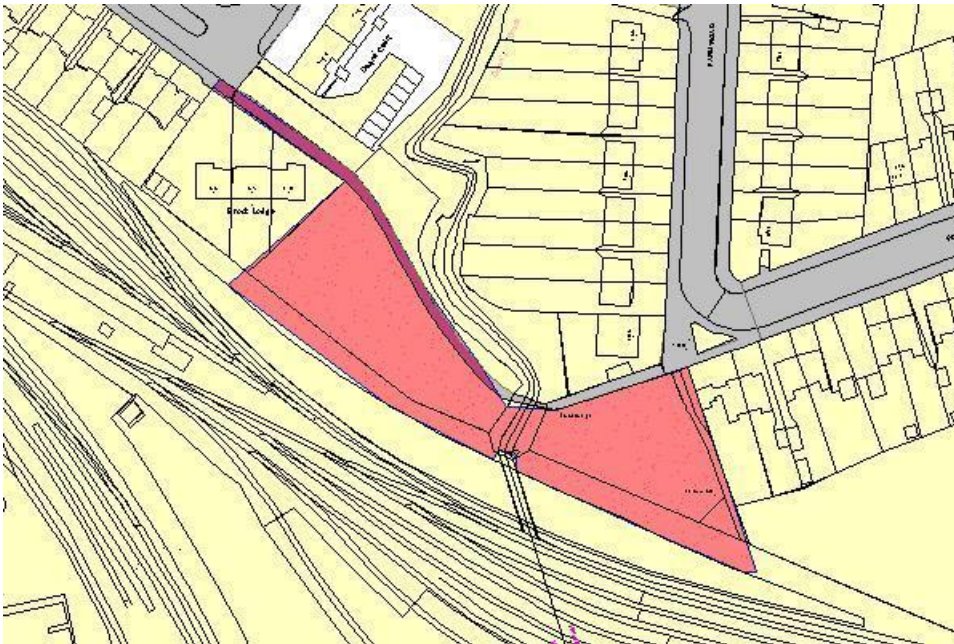
5. CONCLUSION

There is an identified need for a play area in the locality in accordance with planning policy. The proposed use of the open space area for children's play with associated equipment would add important play facilities to the area. The proposal would be acceptable in its setting maintaining the open space character and would relate to the appearance of the area. Furthermore there would be no significant harm to the amenities of any neighbouring occupier.

It is recognised that the development will bring undoubted benefits to the wider community and it is considered that the proposal would not affect the amenities of neighbouring residents to an unacceptable level so as to outweigh those community benefits. The proposal is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: West Way Open Space, West Way, Edgware, Middx

REFERENCE: H/00003/11



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