

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

14 JUNE 2011

COMMITTEE

*Councillor Wendy Prentice (Chairman)
*Councillor Maureen Braun (Vice-Chairman)

Councillors:

Anita Campbell	Jack Cohen	*Claire Farrier
John Marshall	*Mark Shooter	*Stephen Sowerby
*Andreas Tambourides	*Jim Tierney	*Sury Khatri (substituting for John Marshall)

*denotes Member present
\$denotes absent on Council business

- 1. MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting of the Committee held on 11 May 2011 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
Apologies for absence were received from Councillors Anita Campbell, Jack Cohen and John Marshall
- 3. DECLARATION OF MEMBERS' INTERESTS (Item 3):**
None
- 4. PUBLIC QUESTION TIME (Item 4):**
None.
- 5. MEMBERS' ITEMS (Item 5):**
The sub-Committee having heard Councillor Jim Tierney's concerns on fatal and personal injury road accidents in Borough,
RESOLVED – That the Interim Director of Environment and Operations be Instructed
 1. Work with the Police and TfL to investigate where on the road network these accidents occur.
 2. That once the analysis and data has been collated it is reported to the next available meeting of the Chipping Barnet, Hendon and Finchley and Golders Green Area Environment sub-Committees.
- 6. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)**
RESOLVED – That the Council's decision on the applications listed below be as indicated, and that the Assistant Director of Planning and Development Management be instructed to convey such decisions to the applicants.

COLINDALE WARD

H/00309/11 Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the North, London, NW9 5UP

Choices for Grahame Park Limited

Section 73 application to vary conditions 4 (approved drawings), 8 (floorspace), 10 (on-site drainage), 11 (transport and movement), 15 (Design Codes), 19 (materials), 21 (landscaping scheme), 26 (open space), 27 (areas of play), 29 and 30 (Grahame Park Open Space), 37 (ventilation/extraction), 42 and 43 (archaeology) of planning permission reference H/04448/10 dated 16/02/11 for the extension to the time limit for implementing outline planning permission reference W01731LB/07 dated 09/04/08 for the regeneration of Grahame Park Estate. Application accompanied by an Environmental Statement Addendum.

The Assistant Director of Planning and Development Management circulated and addendum to the report. The Committee having heard oral representations from Councillor Gil Sargeant, the Ward Councillor supporting the application resolved to;

APPROVE the application subject to the following;

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

(2) The completion of a satisfactory Deed of Variation to make the necessary amendments to the existing Section 106 Agreement dated 17th January 2007 attached to planning permission W01156AH/07, to secure the following:

a) Reference to new planning permission

The necessary clauses in the Agreement shall be amended to include reference to the planning permission to be granted under this application (reference H/00309/11) to ensure that the agreement is linked to this consent.

b) Travel Plan

The Travel Plan definition and clauses shall be amended as necessary to include the following obligations to facilitate modal shift in the choice of transport mode available to occupiers of the residential units:

(i) Provision of 2 Car Club parking spaces within Phase 1B of the development. Additional Car Club parking spaces shall be provided in later phases subject to demand.

(ii) Upon first occupation of each new residential unit, regardless of tenure, the occupier will be given a voucher to a minimum value of £300 per dwelling. The voucher shall allow the occupier to purchase two of the following travel plan incentives up to a limit of £150 per incentive: membership to the Car Club; and/or credit on an Oyster Card travel pass; and/or a cycle voucher;

(iii) Provision of cycle maintenance workshops for the servicing and maintenance of bicycles within Grahame Park Estate at a cost of £5,000 to the applicant in order to encourage occupiers to cycle more regularly;

(iv) A contribution of £10,000 Index Linked towards the monitoring of the Travel Plan for the development;

(v) A contribution of £10,000 Index Linked to enable a Parking Control Review to be undertaken in the area;

b) Legal Professional Costs Recovery

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

(3) That upon completion of the Deed of Variation specified in recommendation 1 above, the Assistant Director of Planning and Development Management approve the planning application reference H/00309/11 under delegated powers subject to the following conditions:

1. Application for approval of reserved matters for Phase 1 must be made before the 9 April 2012.
2. This development must begin not later than whichever is the later of the following dates:
 - i) Three years from the 9 April 2011
 - ii) Two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last matter to be approved.
3. All applications for reserved matters shall be made to the local planning authority before the 15 February 2021
4. No development shall take place unless in accordance with the Approved Drawings:
PL.03 RevH (Proposed Masterplan); PL.04 RevB (Proposed Land Use Plan); PL.05 RevD (Building Heights Plan); PL.06 RevE (Pedestrian Movement Plan); PL.07 RevD (Street Hierarchy Plan); PL.08 Rev D (Proposed Open Space Plan); PL.10 RevC (Parking Diagram Plan); PL.10a RevA (Typical Boulevard Layout Plan); PL.11 RevB (Open Space, Tree and Play Area Plan); and PL.12 RevH (Phasing Diagram Plan).
5. No variation to the approved plans shall be made which in the reasonable opinion of the local planning authority creates new environmental impacts which exceed the range or scale of those assessed and measured in the Environmental Impact Assessment dated August 2004 and/or which the local planning authority considers may require further or additional mitigation measures.
6. The development of each phase shall not commence until layouts, plans/sections and elevations for that part of the development, detailing:
 - i) design of the buildings, including floor areas, height and massing;
 - ii) external appearance;
 - iii) landscaping (including trees to be removed and new landscaping proposed);(referred to as reserved matters) have been submitted to and approved in writing by the local planning authority. The relevant part of the development shall in all aspects be carried out in accordance with the approved plans unless otherwise agreed in writing with the local planning authority.
7. Reserved matters applications shall be made in accordance with the following documents unless otherwise agreed with the local planning authority:
 - i) Environmental Statement (August 2004, November 2007 and January 2011)
 - ii) Masterplan Statement
 - iii) Sustainability Statement
 - iv) Tree Retention/Removal Assessment
8. The maximum number of dwellings and floorspace in each respective use granted by this permission shall be:
 - Class A1 (Shops): 2,217 sqm (including a supermarket no greater than 1,395 sqm)
 - Class A3 (Food and Drink) 470 sqm
 - Class B1 (a) (Office): 425 sqm

- Class D1 (Non-Residential Institutions): 4,802 sqm
- Residential Units: 2,977 units

9. Before the commencement of each phase a surface water drainage scheme for that phase, 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.

10. 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.

11. Before the commencement of each phase, or sub-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.

12. 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, or sub-phase, and shall be carried out in accordance with the Approved Plans unless otherwise agreed with the local planning authority.

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

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

15. 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.

16. 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 (approved on 9 December 2008 ref: H/03422/08) or any subsequent update approved in writing by the local planning authority:

- 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

17. 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.

18. A minimum of 50% 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

19. 10% of new housing shall be designed to be accessible to wheelchair users and be reasonably spread throughout the development.

20. Before the commencement of each phase, or sub-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.

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

22. A scheme for landscaping detailing the following shall be submitted to and agreed in writing by the local planning authority prior to commencement of each phase or sub-phase, of development:

- 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 or sub-phase; and
- ix) maintenance arrangements

23. 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.

24. 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.

25. 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.

26. 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.

27. Development of each phase, or sub-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 RevD (Proposed Open Space Plan), PL.10a RevA (Typical Boulevard Layout Plan) and PL.11 RevB (Open Space, Tree and Play Area Plan). The open space shall be provided as approved.

29. Details of Neighbourhood Areas of Play, Local Areas of Play and Toddler Play Areas to be provided in accordance with PL.11 RevB (Open Space, Tree and Play Area Plan) will be submitted and agreed with the local planning authority. Play areas shall be provided as approved.

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

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

32. 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.
33. 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.
34. 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.
35. 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. 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 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of the nearest neighbouring property at the time of this decision notice.
36. Before each phase, or sub-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.
37. Before each phase, or sub-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.
38. 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.
39. Prior to any demolition of buildings, a survey for bat roosts will be undertaken by an ecological consultant appointed by the applicant.
40. 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.
41. Total retail floorspace will not exceed 7,564 sq m and the net floorspace of the supermarket will be limited to 1,395 sqm.
42. 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 RevB).
43. 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). Within six months of practical completion of each phase or sub-phase of the development a Final Code Certificate certifying that Code Level 3 has been achieved shall be submitted to the Local Planning Authority.

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

45. 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.

46. 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.

47. 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.

48. 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.

49. Transport Assessments shall be submitted with reserved matters applications for each phase of the development which assess the cumulative impacts of the units proposed in that phase and all earlier phases on the surrounding junctions and road network. The Transport Assessments shall include details of any junction improvements and mitigation measures needed to accommodate the traffic associated with the development.

INFORMATIVES;

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

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan 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; GBEnv1; GBEnv2; GBEnv3; GParking; GCS1; GEMP4; GTCR3; ENV12; ENV13; ENV14; D1; D2; D3; D4; D5; D6; D9; D10; D11; D17; M2; M3; M4; M5; M6; M11; M13; M14; H2; H5; H16; H17; H18; H20; H21; CS1; CS2; EMP2; IMP1; IMP2.

REASON FOR APPROVAL:

The proposed amendments to the masterplan for the regeneration of Grahame Park Estate are considered to be in keeping with the urban design principles set by the outline planning consent. The changes to the new central avenue and to the arrangement of buildings forming the Southern Square are considered to be improvements over the previous masterplan. Changes to building heights are considered to be acceptable and result in improved relationships with surrounding properties. The associated changes to planning conditions are considered to be acceptable. The revised scheme is considered to deliver high quality urban design that will assist the transformation of Grahame Park Estate into an integrated and thriving mixed tenure neighbourhood and will enable the regeneration of one of the council's priority housing estates in accordance with the Council's Three Strands Approach.

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

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

4. 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

5. 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.

12. Should the Transport Assessments submitted with Reserved Matters applications for future phases of the development demonstrate the need for signalisation of the junction between Grahame Park Way and the new Avenue, the cost of the works to signalise the junction shall be borne by the applicant.

H/00308/11 Phase 1B, Grahame Park Estate, Colindale, London NW9

Choices for Grahame Park Limited

Reserved matters application seeking approval for design, external appearance and landscaping for Phase 1B of the Grahame Park Estate Regeneration comprising 446 residential units (including Block A9), 5,483sqm (GEA) of non-residential floorspace including a library (Use Class D1), community centre (Use Class D1), supermarket (Use Class A1) and ancillary retail units (Use Classes A1, A2 and A3), pursuant to condition 6 of outline planning permission reference H/00309/11 for the regeneration of Grahame Park Estate, together with details of traffic management/highway improvements (condition 12) and phasing plans (condition 44) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 46.

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

APPROVE the application subject to the following;

(1) That upon completion of the Deed of Variation specified in recommendation 1 of application H/00309/11 in this agenda, the Assistant Director of Planning and Development Management approve planning application reference H/00308/11 under delegated powers subject to the following conditions:

2260-PL-001 P01 Existing Site Plan
2260-PL-002 P01 Site Plan Showing Sub-Phase 1
2260-PL-003 P01 Site Plan Showing Sub-Phase 1 & 2
2260-PL-004 P01 Site Plan Showing Sub-Phase 1, 2 & 3
2260-PL-005 P01 Site Plan Showing Different Uses

2260-PL-050 P01 Proposed Site Plan Ground Floor
2260-PL-051 P01 Proposed Site Plan First Floor
2260-PL-052 P01 Proposed Site Plan Second Floor
2260-PL-053 P01 Proposed Site Plan Third Floor
2260-PL-054 P01 Proposed Site Plan Fourth Floor
2260-PL-055 P01 Proposed Site Plan Fifth Floor
2260-PL-056 P01 Proposed Site Plan Sixth Floor
2260-PL-057 P01 Proposed Site Plan Seventh to Twelfth Floor
2260-PL -058 P01 Proposed Site Plan Roof Plan

2260-PL-064 P02 Proposed Building Heights Plan
2260-PL-065 P02 Proposed Site Plan Showing Car Parking
2260-PL-066 P01 Location of Refuse Storage
2260-PL-067 P01 Proposed Second Floor Showing Wheelchair Units
2260-PL-068 P01 Proposed Site Plan Management Parking Zones

2260-PL-070 P01 Proposed West and East Elevation
2260-PL-071 P01 Proposed South Elevation and Section AA
2260-PL-072 P01 Proposed Sections BB & CC

2260-PL -1 00 P01 Block A1 Ground Floor Plan
2260-PL -101 P01 Block A1 First Floor Plan
2260-PL-102 P01 Block A1 Second Floor Plan
2260-PL-103 P01 Block A1 Third Floor Plan
2260-PL-104 P01 Block A1 Fourth Floor Plan
2260-PL -105 P01 Block A1 Fifth Floor Plan
2260-PL-106 P01 Block A1 Sixth Floor Plan
2260-PL-107 P01 Block A1 Seventh Floor Plan
2260-PL-108 P01 Block A1 Eighth Floor Plan
2260-PL -109 P01 Block A1 Ninth Floor Plan
2260-PL-110 P01 Block A1 Tenth Floor Plan
2260-PL-111 P01 Block A1 Eleventh Floor Plan
2260-PL -112 P01 Block A1 Twelfth Floor Plan
2260-PL-113 P01 Block A1 Roof Plan
2260-PL-120 P01 Block A1 West Elevation
2260-PL-121 P01 Block A1 South Elevation
2260-PL-122 P01 Block A1 East Elevation
2260-PL -123 P01 Block A1 North Elevation
2260-PL-130 P01 Block A1 Section M
2260-PL-131 P01 Block A1 Section BB
2260-PL-132 P01 Block A1 Section CC

2260-PL-140 P01 Block A1 Typical 1 Band 2B Flat Layout
2260-PL -141 P01 Block A1 Typical 3B Layout and 2B Wheelchair Unit

2260-PL-150 P01 Block A2 Ground Floor Plan
2260-PL-151 P01 Block A2 First Floor Plan
2260-PL -152 P01 Block A2 Second Floor Plan
2260-PL -153 P01 Block A2 Third Floor Plan
2260-PL-154 P01 Block A2 Roof Plan
2260-PL-160 P01 Block A2 North West Elevation
2260-PL -161 P01 Block A2 North East & South West Elevations
2260-PL-170 P01 Block A2 Section AA
2260-PL-171 P01 Block A2 Section BB & CC
2260-PL-172 P01 Block A2 Section DD
2260-PL-180 P01 Block A2 Typical 1 Band 2B Flat Layout
2260-PL-181 P01 Block A2 Typical 3-Bed Unit
2260-PL-182 P01 Block A2 Typical 4-Bed Unit

2260-PL-200 P01 Block A4 Ground Floor Plan
2260-PL-201 P01 Block A4 First Floor Plan
2260-PL-202 P01 Block A4 Second Floor Plan
2260-PL-203 P01 Block A4 Third Floor Plan
2260-PL-204 P01 Block A4 Roof Plan
2260-PL-210 P01 Block A4 Proposed South Elevation
2260-PL-211 P01 Block A4 Proposed North Elevation
2260-PL-220 P01 Block A4 Proposed Section AA
2260-PL-221 P01 Block A4 Proposed Section BB
2260-PL-230 P01 Block A4 Typical 1-Bed Unit
2260-PL-231 P01 Block A4 Typical 2-Bed Unit
2260-PL-232 P01 Block A4 Typical 4-Bed Unit

2260-PL-250 P01 Block A6 Ground Floor Plan
2260-PL-251 P01 Block A6 First Floor Plan
2260-PL -252 P01 Block A6 Second Floor Plan
2260-PL-253 P01 Block A6 Third Floor Plan
2260-PL-254 P01 Block A6 Fourth Floor Plan
2260-PL-255 P01 Block A6 Fifth Floor Plan
2260-PL-256 P01 Block A6 Sixth Floor Plan
2260-PL-257 P01 Block A6 Roof Plan
2260-PL-258 P01 Block A6 Basement Plan
2260-PL-260 P01 Block A6 South Elevation
2260-PL-261 P01 Block A6 West Elevation
2260-PL-262 P01 Block A6 North Elevation
2260-PL-263 P01 Block A6 East Elevation
2260-PL-270 P01 Block A6 Section M
2260-PL-271 P01 Block A6 Section BB
2260-PL-280 P01 Block A6 Typical 1 B & 2B Unit
2260-PL-281 P01 Block A6 Typical 3B Unit

2260-PL-300 P01 Block A8 Proposed Ground Floor Plan
2260-PL-301 P01 Block A8 Proposed First Floor Plan
2260-PL -302 P01 Block A8 Proposed Second Floor Plan
2260-PL-303 P01 Block A8 Proposed Third Floor Plan
2260-PL-304 P01 Block A8 Proposed Fourth Floor Plan

2260-PL-305 P01 Block A8 Proposed Fifth Floor Plan
2260-PL-306 P01 Block A8 Proposed Sixth Floor Plan
2260-PL-307 P01 Block A8 Proposed Roof Plan
2260-PL -310 P01 Block A8 Proposed South Elevation
2260-PL-311 P01 Block A8 Proposed East Elevation
2260-PL-312 P01 Block A8 Proposed North Elevation
2260-PL-313 P01 Block A8 Proposed West Elevation
2260-PL-320 P01 Block A8 Proposed Section AA
2260-PL-321 P01 Block A8 Proposed Section BB
2260-PL-322 P01 Block A8 Proposed Section CC
2260-PL-330 P01 Block A8 Typical 1 and 2-Bed Unit
2260-PL-331 P01 Block A8 Typical 3-Bed Unit

2260-PL-400 P01 Block B1 Ground Floor Plan
2260-PL-401 P01 Block B1 First Floor Plan
2260-PL-402 P01 Block B 1 Second Floor Plan
2260-PL-403 P01 Block B 1 Third Floor Plan
2260-PL-404 P01 Block B1 Fourth Floor Plan
2260-PL-405 P01 Block B1 Fifth Floor Plan
2260-PL-406 P01 Block B 1 Roof Plan
2260-PL-410 P01 Block B 1 East Elevation
2260-PL-411 P01 Block B1 West Elevation
2260-PL-412 P01 Block B1 North and South Elevation
2260-PL-420 P01 Block B 1 Section AA
2260-PL-421 P01 Block B1 Section BB
2260-PL-422 P01 Block B 1 Section CC
2260-PL-423 P01 Block B 1 Section DD
2260-PL-430 P01 Block B1 Typical 1 and 2-Bed Unit

2260-PL -450 P01 Block B6 Ground Floor Plan
2260-PL-451 P01 Block B6 First Floor Plan
2260-PL-452 P01 Block B6 Second Floor Plan
2260-PL-453 P01 Block B6 Third Floor Plan
2260-PL-454 P01 Block B6 Fourth Floor Plan
2260-PL-455 P01 Block B6 Fifth Floor Plan
2260-PL-456 P01 Block B6 Roof Plan
2260-PL-460 P01 Block B6 West Elevation
2260-PL-461 P01 Block B6 East Elevation
2260-PL-462 P01 Block B6 North and South Elevation
2260-PL-470 P01 Block B6 Section AA
2260-PL-480 P01 Block B6 Typical 1 Band 2B Flat Layout
2260-PL-481 P01 Block B6 Typical3B Flat Layout
2260-PL-482 P01 Block B6 Typical 4B Flat Layout
2260-PL-483 P01 Block B6 Typical 2B Wheelchair Unit

2260-PL-500 P01 Block C1, C2 and C4 Ground Floor Plan
2260-PL-501 P01 Block C1, C2 and C4 First Floor Plan
2260-PL-502 P01 Block C1, C2 and C4 Second Floor Plan
2260-PL-503 P01 Block C1, C2 and C4 Roof Floor Plan
2260-PL-510 P01 Block C1 Elevations
2260-PL-511 P01 Block C2 Elevations
2260-PL-511 P01 Block C3 Elevations
2260-PL-550 P01 Block C3 Ground Floor Plan

2260-PL-551 P01 Block C3 First Floor Plan
2260-PL-552 P01 Block C3 Second Floor Plan
2260-PL-553 P01 Block C3 Third Floor Plan
2260-PL-554 P01 Block C3 Roof Floor Plan
2260-PL -560 P01 Block C3 East Elevation
2260-PL -561 P01 Block C3 South Elevation
2260-PL-562 P01 Block C3 West Elevation
2260-PL-570 P01 Block C3 Section AA
2260-PL-571 P01 Block C3 Section BB
2260-PL-580 P01 Block C3 Typical 1 Band 2B Unit

2260-PL-700 P01 Block A 1 Ground Floor Plan: Fire Strategy Drawing
2260-PL-701 P01 Block A 1 First Floor Plan: Fire Strategy Drawing
2260-PL-702 P01 Block A 1 Typical Upper Floor Plan: Fire Strategy Drawing
2260-PL-705 P01 Block A8 Ground Floor Plan: Fire Plan
2260-PL-706 P01 Block A8 Typical Upper Floor Plan: Fire Plan
2260-PL-710 P01 Block A6 Ground Floor Plan: Fire Strategy Drawing
2260-PL-711 P01 Block A6 Typical Floor Plan: Fire Strategy Drawing
2260-PL-715 P01 Block A9 Ground Floor Plan: Fire Strategy Drawing
2260-PL-716 P01 Block A9 Typical Floor Plan: Fire Strategy Drawing
2260-PL-720 P01 Block A4 Ground Floor Plan: Fire Plan
2260-PL-721 P01 Block A4 Typical Upper Floor Plan: Fire Plan
2260-PL-725 P01 Block A2 Ground Floor Plan: Fire Strategy Drawing
2260-PL-726 P01 Block A2 Typical Floor Plan: Fire Strategy Drawing
2260-PL-730 P01 Block C3 Ground Floor Plan: Fire Strategy Drawing
2260-PL-731 P01 Block C3 Typical Floor Plan: Fire Strategy Drawing
2260-PL-735 P01 Block C1, C2 & C4 Ground Floor Plan: Fire Strategy
2260-PL-736 P01 Block C1, C2 & C4 Typical Floor Plan: Fire Strategy
2260-PL-740 P01 Block B1 Ground Floor Plan: Fire Plan
2260-PL-741 P01 Block B1 Typical Upper Floor Plan: Fire Plan
2260-PL-745 P01 Block B6 Ground Floor Plan: Fire Strategy Drawing
2260-PL-746 P01 Block b6 Typical Floor Plan: Fire Strategy Drawing
2260-PL-800 P01 Block A 1 West Elevation: Window Cleaning Strategy
2260-PL-825 P01 Block A2 North-West Elevation: Window Cleaning Strategy
2260-PL-845 P01 Block B6 East Elevation: Window Cleaning Strategy

612-NT -EW-PS-00-1 00 Illustrative Masterplan P01
612-NT -EW-PS-00-1 04 Materials Plan P01
612-NT-EW-PS-00-105 Street Furniture Plan P01
612-NT-EW-PS-00-106 Lighting Plan P01
612-NT-EW-PS-00-107 Street Types P01
612-NT-EW-PS-00-200 Tree Works P01
612-NT-EW-PS-00-201 Planting Plan
612-NT-EW-PS-00-202 Detail of Tree in Hard
612-NT-EW-PS-00-203 Detail of Tree in Soft
612-NT-EW-PS-00-206 Detail of Tree in Gravel
612-NT-EW-PS-00-300 Park Play Area Layout
612-NT-EW-PS-00-301 Southern Park Plan
612-NT-EW-PS-00-303 Square Paving
612-NT-EW-PS-00-311 Parking Courts and Footpath 86 East
612-NT-EW-PS-00-312 Western Entrances to Southern Square
612-NT-EW-PS-00-313 SUDS in Southern Park
612-NT-EW-PS-00-316 Street Type A

612-NT-EW-PS-00-317 Street Type 8
612-NT-EW-PS-00-318 Street Type C
612-NT-EW-PS-00-319 Street Type D
612-NT-EW-PS-00-320 Street Type E
612-NT-EW-PS-00-321 Entrance to Park
612-NT-EW-PS-00-322 Retained Trees Square
612-NT-EW-PS-00-330 Parking Layout A8
612-NT-EW-PS-00-331 Parking Layout81

10720/1001 P14 Preliminary Highway Arrangement Drawing: Sheet 1 of 5
10720/1002 P10 Preliminary Highway Arrangement Drawing: Sheet 2 of 5
10720/1003 P10 Preliminary Highway Arrangement Drawing: Sheet 3 of 5
10720/1004 P12 Preliminary Highway Arrangement Drawing: Sheet 4 of 5
10720/1007 P7 Preliminary Highway Arrangement Drawing: Sheet 5 of 5
10720/1005 P12 Overall Adoptable Drainage Strategy
10720/1100 P7 Highway Arrangement Drawing: Sub Phase 1
10720/1200 P6 Highway Arrangement Drawing: Sub Phase 2
10720/1300 P5 Highway Arrangement Drawing: Sub Phase 3

- Design and Access Statement dated January 2011
- Air Quality Assessment dated January 2011 prepared by AECOM
- Construction Environmental Management Plan dated January 2011 prepared by Countryside Properties Ltd
- Noise Impact Assessment dated January 2011 prepared by AECOM
- Tree Condition Survey dated January 2011 prepared by Ruskins Arboricultural Group
- Transportation Assessment dated January 2011 prepared by Transportation Planning (International) Ltd
- Flood Risk Assessment 'Rev B' dated January 2011 prepared by Brand Leonard (Job number 10720)
- Sustainability Statement dated January 2011 prepared by AECOM
- Ecology and Biodiversity Report dated January 2011 prepared by AMEC (reference 7888010140/R3950)
- Microclimate Study (Daylight and Sunlight) dated January 2011 prepared by GIA
- Foul Sewerage and Utilities Assessment dated January 2011 prepared by Brand Leonard
- Site Waste Management Plan dated January 2011 prepared by Countryside Properties Ltd

2. This is already covered by condition 2 of the S73 report (H/00309/11). This condition can be deleted.

3. Prior to the commencement of construction of the supermarket within Block A6 of the development hereby permitted details of the proposed hours of opening and operation shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be accompanied by a satisfactory noise report and any necessary mitigation proposals.

4. Hours of delivery are covered by the requirement to submit a deliveries management plan under condition 5. Therefore condition 4 can be deleted. An additional informative shall be added to specify the Council's preferred hours for delivery.

5. Prior to the occupation of the supermarket within Block A6 of the development hereby permitted a plan detailing the proposed servicing and delivery arrangements for the supermarket including frequency and times of

deliveries, size of vehicles and access arrangements shall be submitted and approved by the Local Planning Authority. The plan shall be accompanied by an Acoustic Report which assesses ancillary noise associated with the operation of the supermarket including any mitigation measures necessary to ensure that adjacent residential properties are able to achieve BS8233 (Good) internal noise standards.

6. The retail units on the ground floor of Block A1 and A8 shall be implemented in accordance with the approved plans and shall not be merged or enlarged in any way.

7. Prior to the occupation of the Community Centre within Block A1 hereby approved, a Community Centre Management Plan shall be submitted and approved by the Council. The plan shall include details of the following:

- Hours of opening;
- Booking arrangements;
- Pricing structure;
- Management arrangements; and
- Monitoring arrangements for the Plan

8. The development hereby permitted shall be constructed so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration. This sound insulation shall ensure that the levels of noise generated from the supermarket, community centre, library and other commercial retail units as measured within habitable rooms of the residential units above shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

A scheme for mitigation measures to achieve these noise levels shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

9. Notwithstanding the information shown on the submitted plans, before the development hereby permitted commences samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority.

10. Notwithstanding the submitted plans, before the development hereby permitted commences, details of the following at an appropriate scale shall be submitted to and agreed in writing by the Local Planning Authority:

- i. Window reveals
- ii. Roof parapet
- iii. Balconies and balustrades
- iv. Entrances to flats
- v. Front garden boundary treatments and gates
- vi. Bin stores for houses and maisonettes

All works shall conform to those approved.

11. Prior to the commencement of the development hereby approved, details of any highways within each sub-phase to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

12. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays,

before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

13. No residential units within Block B1 or B6 within Phase 1B hereby approved shall be occupied until such time as the temporary car park approved under planning permission Reference H00890/11 has been fully implemented and made available for use by residents.

14. Prior to the occupation of the development hereby permitted a Car Parking Management Plan that is in accordance with the Car Parking Management Strategy for Phase 1B shall be submitted to and approved by the local planning authority. The plan shall include details of the allocation of car parking spaces, distribution and location of disabled parking spaces, on site parking controls and charges, and enforcement of unauthorised parking. The plan shall be implemented before the buildings hereby are occupied and shall be maintained thereafter.

15. The residential dwellings hereby approved shall achieve 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). Within 6 months of occupation a Final Code Certificate for the properties certifying that Code Level 3 has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

16. The core and shell of the supermarket unit within Block A6 of the development hereby approved is required to meet a minimum BREEAM 'Pass' level for environmental performance. Before the supermarket is first occupied a BREEAM assessment demonstrating how the supermarket will seek to meet BREEAM 'Very Good' or above shall be submitted and agreed by the Local Planning Authority. The development shall be implemented in accordance with the details as agreed.

17. The library and community centre premises within Block A8 and A1 of the development hereby approved is required to meet BREEAM 'Good' level of environmental performance. Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

18. Before the development hereby permitted is first occupied a Security Management Plan detailing security measures for this phase in accordance with the principles of Secure By Design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Barnet Borough Police Crime Prevention Design Adviser.

19. Prior to the commencement of the development hereby approved, details of any public highways within each sub-phase to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

20. Notwithstanding the details indicated on the submitted drawings, prior to the commencement of each sub-phase a detailed scheme of off-site highway improvements relevant to that sub-phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways

Authority. The schemes shall include improvements to the following where applicable to the sub-phase:

- Grahame Park Way with existing and proposed junctions;
- Relocation of the existing bus stops and pedestrian improvements on Grahame Park Way including the right turn ban into Road 7;
- Provision of parking bays on Great Strand;
- Works required to link the new Avenue with Lanacre Avenue;
- Hundred Acre;
- Cherry Close;
- Hazel Close;
- Great Strand;
- Lower Strand.

The works shall be implemented in accordance with the details as approved.

21. Prior to the removal of the temporary car park approved under application H/00890/11 a report which reviews and assesses the car parking demand within Phase 1B along with details of alternate car parking provision for Phase 1B shall be submitted to and approved in writing by the Local Planning Authority.
INFORMATIVES;

1. The applicant is advised that applications for future phases of the development will require a review and associated modelling of the new junction between the Avenue and Grahame Park Way. Where the modelling demonstrates that the junction requires signalisation then the applicant will be expected to meet the cost of implementing the signalisation.

2. The applicant is advised that in meeting the requirements of condition 3 the deliveries shall be made to the supermarket within Block A6 of the development hereby permitted before the hours of 8am or after 8pm on weekdays and Saturdays or before 10am or after 6pm on Sundays and Bank Holidays.

H/00310/11 Land at southern end of Lanacre Avenue adjacent to Goldcrest Court and to the north of the junction with Grahame Park Way associated with Phase 1B of the Grahame Park Estate Regeneration, London NW9.

Choices for Grahame Park Limited

Construction of a part 1, part 3 storey building (referred to as Block A9) comprising of 5 residential units (Use Class C3) and 180sqm (GEA) of retail floorspace (Use Classes A1/A2).

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

APPROVE the application subject to the following;

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

2260-PL-354-P01

2260-PL-350-P01

2260-PL-351-P01

2260-PL-352-P01

2260-PL-353-P01

2260-PL-360-P01

2260-PL-361-P01

2260-PL-362-P01

2260-PL-363-P01

2260-PL-380-P01

2260-PL-381-P01

Planning Statement dated January 2011

Block A9 Design and Access Statement dated January 2011

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

3. Prior to the commencement of construction of Block A9 hereby permitted details of the proposed hours of opening and operation for the two commercial units shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be accompanied by a satisfactory noise report and any necessary mitigation proposals.
4. Upon their first occupation, the two commercial units on the ground floor of the building hereby approved shall be occupied for uses falling within Class A1 or A2 of the Town and Country Planning (Use Classes) Order 1987 and for no other purpose.
5. A Service Vehicle Delivery Plan must be submitted to and approved by the Local Planning Authority one month prior to the occupation of the commercial units on the ground floor of the approved development.
6. Notwithstanding the submitted plans, before the development hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority.
7. Notwithstanding the submitted plans, before the development hereby permitted is commenced, details of the following at an appropriate scale shall be submitted to and agreed in writing by the Local Planning Authority:
 - vii. Window reveals
 - viii. Roof parapet
 - ix. Balconies and balustrades
 - x. Entrances to flats

All works shall conform to those approved.

8. Prior to commencement of development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details. This statement shall include, but not be limited to, the following information:
 - i. details of the routing of construction vehicles to the site and access and egress arrangements within the site;
 - ii. site preparation and construction stages of the development;
 - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
 - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
 - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
 - vii. noise mitigation measures for all plant and processors;
 - viii. details of contractors compound and car parking arrangements;
 - ix. Details of interim car parking management arrangements for the duration of construction.
9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning

Authority.

10. Before 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.

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

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

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of any existing neighbouring property at the time of this decision notice

13. Before residential units hereby approved are first occupied, a report shall be carried out by a competent acoustic consultant and submitted to the LPA for approval, that assesses the likely noise impacts from the development of the ventilation/extraction plant. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

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

14. The roofs of the courtyard houses as shown on plan number 2260-PL-351 revP01 hereby approved shall not be used for the purposes of a roof terrace or any other purposes other than for access for maintenance.

15. The residential dwelling(s) shall achieve 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).

16. The commercial floorspace on the ground floor of the building hereby approved is required to meet the BREEAM 'Good' rating (or any such national measure of sustainability for non-residential uses that replaces that scheme). Before the building is first occupied the developer shall submit certification to demonstrate that BREEAM 'Good' rating has been achieved.

17. The residential units hereby approved shall be included within the Travel Plan for Phase 1B of the regeneration of Grahame Park Estate.

INFORMATIVES:

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

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

London Borough of Barnet Adopted Unitary Development Plan 2006:
Policy GSD – Sustainable Development
Policy GMixedUse – Mixed Use
Policy GBEnv1 – Character
Policy GBEnv2 – Design
Policy GBEnv3 – Safe Environment
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 M1 – Transport Accessibility
Policy M2 – Transport Impact Assessments
Policy M3 – Travel Plans
Policy M4 – Pedestrians and Cyclists – Widening Opportunities
Policy M5 – Pedestrians and Cyclists – Improved Facilities
Policy M7 – Public Transport – Improvements
Policy M13 – Safe Access to New Development
Policy M14 – Parking Standards
Policy H4 – Dwelling Mix
Policy H16 – Residential Development – Character
Policy H17 – Residential Development – Privacy Standards
Policy H18 – Residential Development – Amenity Space Standards
Policy H21 – Residential Density

ii. The proposal is acceptable for the following reason(s): -
Block A9 is a key building within Phase 1B of the Grahame Park Estate regeneration and will provide enclosure to the western edge of the new Southern Square. The scale, layout and design of the building has been considered in the context of Phase 1B and is appropriate for the site. The development will deliver spacious housing in excess of the Draft Replacement London Plan residential space standards that will meet Level 3 of the Code for Sustainable Homes. The small commercial units will contribute to the community hub around the square. The sensitive design, layout and orientation of the proposals in relation to neighbouring properties will ensure that the building does not detrimentally impact the amenities of neighbouring residential properties.

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

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

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

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999

- Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

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

4. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

5. Any related costs for alterations to the public highway layout, including reinstatement works, will be borne by the applicant. To receive a copy of our Guidelines for Developers and an application form please contact: David M Smith, Clerk of Works, Traffic & Development Section – Environment and Operations Directorate, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP

6. The applicant is advised that any occupiers of the site would not be able to purchase any type of parking permit, voucher or similar issued within a Controlled Parking Zone (CPZ) in the area that a property address might otherwise be eligible for as part of the councils ongoing management of the public highway.

- H/00890/11 Land off Lanacre Avenue to the south of Hundred Acre, Grahame Park Estate, London NW9
Choices for Grahame Park Limited
Creation of new temporary car park with a total of 99 car parking spaces including the erection of new light columns and CCTV cameras along with associated landscaping improvements to replace existing surface level car parking spaces
The Assistant Director of Planning and Development Management circulated and addendum to the report. The Committee resolved to;
- APPROVE the application subject to the following;**
1. This development hereby permitted shall be carried out in accordance with the following approved plans:
2260-PL-010 Rev P01
2260-PL-011 Rev P01
10720/SK02 Rev P2
10720/SK03 Rev P1
612-NT-EW-PS-00-208
0746-ES-10351 Rev P1
Design and Access Statement dated February 2011
 2. The works approved by this planning permission shall be implemented and made available to residents prior to the occupation of Block B1 as approved under Reserved Matters application H/00308/11.
 3. The parking spaces shown on approved plans 612-NT-EW-PS-00-108 and 10720/SK03 Rev P1 shall not be used for any purpose other than the parking of vehicles in connection with the approved regeneration of Grahame Park Estate.
 4. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays or Public Holidays, before 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days, unless previously approved in writing by the Local Planning Authority.
 5. 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.

6. No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

7. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees, including details of the removal of any areas of hard standing or footpaths, in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.

INFORMATIVES:

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

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

London Borough of Barnet Adopted Unitary Development Plan 2006:

Policy GBEnv1 – Character

Policy GBEnv2 – Design

Policy GBEnv3 – Safe Environment

Policy D1 – High Quality Design

Policy D2 – Character

Policy D9 – Designing Out Crime

Policy D11 – Landscaping

Policy M10 – Reducing Traffic Impact

Policy M13 – Safe Access to New Development

Policy M14 – Parking Standards

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

The temporary car park proposed in this application is required in connection with Phase 1B of the Grahame Park Estate regeneration. The proposal will replace 37 existing spaces and 9 garages with 99 new useable parking spaces along with new lighting and CCTV cameras to create a safer and more efficient use of the land. The application is considered to comply with the policies and requirements of the Adopted UDP and the regeneration of Grahame Park Estate.

7. Any related costs for alterations to the public highway layout, including reinstatement works, will be borne by the applicant. To receive a copy of our Guidelines for Developers and an application form please contact: David M Smith, Clerk of Works, Traffic & Development Section – Environment and Operations Directorate, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP

8. The temporary car parking spaces approved under this permission shall not be removed until condition XX (condition number to be inserted) of planning permission H/00308/11 which requires a report to be submitted which reviews and assesses the car parking demand within Phase 1B, has been discharged.

The meeting finished at 7.45pm