

PLANNING AND ENVIRONMENT COMMITTEE

14 JUNE 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
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PLANNING AND ENVIRONMENT COMMITTEE

DATE: 14 June 2011

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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.

Approve Subject to Conditions

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Phase 1B, Grahame Park Estate, Colindale, London NW9

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 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, together with details of traffic management/highway improvements (condition 11) and phasing plans (condition 47) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49.

Approve Subject to Conditions

H/00310/11

Colindale

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

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)

Approve Subject to Conditions

H/00890/11

Colindale

Land off Lanacre Avenue to the south of Hundred Acre, Grahame Park Estate, London NW9

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

Approve Subject to Conditions

LOCATION: 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

REFERENCE: H/00309/11 **Received:** 20 January 2011
Accepted: 20 January 2011

WARD: Colindale **Expiry:** 21 April 2011
Final Revisions:

APPLICANT: Choices for Grahame Park Limited

PROPOSAL: 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.

BACKGROUND

Grahame Park Estate is the largest council housing estate in the borough. Although popular with many early residents when it was first built in the 1970s, significant problems arose due to a combination of factors including the concentration of vulnerable and disadvantaged people and the estate's design which isolates it from the surrounding areas. As a result Grahame Park has suffered from serious decline and socio-economic problems over the years.

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 the estate 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 (reference W01731JS/04). This scheme was approved in September 2004 subject to a Section 106 Agreement. Following the completion of the Section 106 and Principal Development Agreement for the regeneration, outline planning permission was finally granted on the 31st January 2007.

The detailed design for the first phase of the development (Phase 1A) was approved in January 2008. This phase is delivering 319 homes of which 50% are affordable, along with the re-landscaping and enhancement of Grahame Park Open Space (now renamed Heybourne Park). This phase of the development is currently under construction with the first units expected to be completed in June 2011 and the re-opening of the park took place in April 2011.

Following the grant of outline consent in 2007, Choices submitted a Section 73 planning application in 2008 (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. To prevent this planning permission from expiring Choices applied in December 2010 to extend the time limit for implementation for this permission. This was subsequently approved on the 19th January 2011 (reference H/04448/10) giving a further 12 months for the reserved matters for Phase 1B to be submitted.

In early 2008, Choices for Grahame Park held an RIBA design competition to select the architect for Phase 1B of the regeneration. This phase is located at the southern end of the estate between Lanacre Avenue, Grahame Park Way and Great Strand. The competition asked architects to produce designs for the 'Southern Square' and the buildings that surround it. The Grahame Park Residents' Design Panel played a major role in the architectural selection process and their views on the architect's design approach and communication skills informed the Evaluation Panel's decision. A design team led by Jestico + Whiles, including Peter Barber Architects, Studio 54 and Novell Tullett Landscape Architects were selected as the winning design team to produce the detailed designs for Phase 1B.

SUMMARY OF THIS APPLICATION

The winning design produced by the selected architects proposes some changes to the layout of buildings in Phase 1B in order to make improvements to the quality of the Southern Square and relationship to existing properties. This includes changes to the layout of the main access road through the estate (the new Avenue), and the height, massing and form of buildings and spaces at the southern end of the masterplan. These changes require the approved masterplan to be updated. Therefore Choices have submitted this Section 73 application which seeks to vary a number of the conditions on the outline planning consent including condition 4 which lists the approved drawings. The proposed changes are described in more detail later in this report.

The masterplan forms the base drawing for the other parameter plans for the development. Therefore as a result of the proposed changes to the block layout for Phase 1B and the layout of the new avenue, the associated parameter plans have been updated.

The changes proposed in this application will not alter the overall number of units that were approved under the outline application or the phasing of the development. 2,977 new homes will be constructed following the demolition of 1,314 existing properties. The number of affordable housing units also remains unchanged from the original application with 1,000 social rented and shared ownership homes being built. The quantum of retail and community floorspace will not be altered by this application.

The existing Section 106 agreement associated with the outline approval will remain in place and is unchanged with the exception of the addition of further Travel Plan measures to the cost of an additional £300 per residential unit. A deed of variation is therefore required to update the existing agreement and ensure that it is linked to the new planning permission to be granted under this application.

The application is accompanied by an Addendum to the Environmental Statement which was submitted with the original planning application in 2004. The potential environmental impacts of the proposed changes to the masterplan have been assessed. The application has also been considered against changes in planning policy since the original outline planning permission was granted.

This application is one of a suite of applications which have been submitted by Choices for Grahame Park to enable Phase 1B to be delivered. The other accompanying applications are as follows:

- 1) Reserved Matters application for the design, external appearance and landscaping of the buildings and public spaces in Phase 1B of the development. (Reference H/00308/11)
- 2) A separate application for a building known as Block A9 which sits within Phase 1B. Block A9, wasn't shown on the original masterplan and therefore can't be considered as part of the current reserved matters application. Choices have therefore submitted a full planning application for the building. The changes to the masterplan being proposed under the Section 73 application and the Reserved Matters application both incorporate this building. (Reference H/00310/11)
- 3) A separate application for the creation of a temporary car park on land off Lanacre Avenue to the south of Hundred Acre has been submitted. This car park will serve properties in Phase 1B to supplement car parking provision and would be removed when subsequent phases of the regeneration come forward. (Reference H00890/11).

RECOMMENDATION

Resolution to approve subject to:

Recommendation 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.

Recommendation 2:

The completion of a satisfactory Deed of Variation to make the necessary amendments 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;

c) Legal Professional Costs Recovery

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

Recommendation 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:

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 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).

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, November 2007 and January 2011)
 - 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 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

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. 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.

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.

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.

Reason:

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

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.

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

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.

Reason:

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

13. 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.

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.

Reason:

To safeguard traffic safety.

URBAN DESIGN

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.

Reason:

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

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

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To comply with the Unitary Development Plan.

19. 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.

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.

Reason:

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

21. 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

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

Reason:

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

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.

Reason:

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

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.

Reason:

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

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.

Reason:

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

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.

Reason:

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

OPEN SPACE

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.

Reason:

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

28. 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.

Reason:

In order to ensure the appropriate provision of play facilities.

29. 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.

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).

Reason:

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

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

Reason:

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

NOISE, AIR QUALITY AND CONTAMINATED LAND

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.

Reason:

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

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.

Reason:

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

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

Reason:

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

ECOLOGY

39. 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.

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.

Reason:

To protect the ecology of the area.

RETAIL

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.

Reason:

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

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).

Reason:

To ensure the satisfactory development of the application site.

SUSTAINABILITY

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.

Reason:

To ensure the satisfactory development of the application site.

PHASING AND CONSTRUCTION

44. 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.

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.

Reason:

To ensure the satisfactory development of the application site.

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.

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.

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.

Reason:

To ensure the satisfactory development of the application site.

GENERAL

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.

Reason:

To ensure the satisfactory development of the application site.

INFORMATIVE(S):-

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

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan 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.

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
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
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
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	Construction of single storey community facility to replace existing log cabin adventure playground, and associated landscaping and vehicle	APPROVED 11 th December 2007

	Lanacre Avenue to the South and Quakers Course to the East, London NW9	drop off.	
H/04448/10	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north, Colindale, NW9 5UP	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."	Approved 16 th February 2011
H/05110/10	Grahame Park Estate, (Phase 1B of Regeneration), London NW9	Prior Notification for proposed demolition of buildings in relation to Phase 1B of the Regeneration of Grahame Park Estate comprising of 18 residential buildings of 1 to 4 storey brick and concrete flats, one single storey non-residential building and some separate garages.	Approved 18 th February 2011

1.3 Pre-Application Public Consultation and Community Engagement

Choices have submitted a Statement of Community Involvement with this application which sets out the methods they have used to engage and consult the residents and local community on the project.

Choices have used a number of means to engage people in the process including, exhibitions, meetings, home visits, workshops, visits to similar facilities, the Grahame Park Design Panel, Residents' Forums, questionnaires, comment sheets and newsletters. All events were publicised in the newsletters delivered to all homes on the Grahame Park Estate, as well as targeted invitation letters to residents of adjoining estates, and posters on local notice-boards, in local shops and in the One Stop Shop and Library. Residents and stakeholders were directly involved in the process for selecting the consultant architectural team.

Pre-planning exhibitions for Phase 1B were organised by Choices and held at the Orion School on 7th and 9th September, and at the RAF Museum on 7th and 9th October 2010. These exhibitions were advertised in the Grahame Park newsletter (which is delivered to all homes on Grahame Park) and in leaflets delivered to neighbouring housing and invitations were sent to all households in Goldcrest Court and to homes in The Willow Gardens Estate which are closest to this phase of the development.

The Exhibition information has been retained on display at CfGP's premises at number 15 The Concourse, where drop-in surgeries are held every Tuesday morning and Thursday afternoon. This enables casual visitors to view the information, make comments, and see the exhibition displays.

Nearly 100 people attended the events, including residents due to be moved out of Phase 1B, residents in properties not due for demolition, and residents living in nearby The Willow Gardens and Goldcrest Court. Most people were principally interested in when the regeneration that affected them was happening, and were interested in Phase 1B designs and flat-types. There was a general appreciation that the proposals were an improvement over the masterplan and several people noted that the new buildings would be located further from them than was originally intended. Concern relating to parking was noted and the introduction of a Controlled Parking Zone was requested. Two residents from Beverley requested that Lower Strand should be made one-way for traffic. One resident from Goldcrest Court was particularly concerned that there should be no "dead space" between their building and the proposed new mixed-use block, A9.

Residents from The Willow Gardens estate had previously expressed concern about the continuity of rear garden access during the works and when the phase is complete. It had been agreed that separate meetings would take place with the architects to produce a landscaping design that would afford privacy without making the gardens too dark. The first of these meetings happened on 3 December 2010 and boundary treatment proposals were presented at the estate's AGM in January 2011.

1.4 Statutory Consultation

Comments from Residents

Local residents and businesses were consulted by letter dated the 24th January 2011. The application was advertised in the press on the 27th January 2011 and site notices were displayed at the site.

Neighbours Consulted:	Over 4000	Replies:	0
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Statutory Bodies/External Organisations Consultation Responses

Environment Agency – No objection

The Environment Agency previously requested the following planning condition to be imposed on any planning permission granted. This has been included in the conditions above.

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.

Highways Agency – No objection

The Highways Agency have confirmed that they have no objections to the section 73 application.

Greater London Authority – 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.

Natural England – No objection

The proposed variations do not significantly alter the application as previously submitted, and subject to the protection and enhancement of the Graham Park Site of interest for Nature Conservation (SINC) Natural England does not wish to offer any substantive comments.

Sport England

No comments received.

Veolia Water

No comments received.

Metropolitan Police Service - No objection

Barnet Police have no objections in principle to the proposal to vary conditions as listed by the Section 73 application. They have confirmed that they have met with the Design Team and Choices for Grahame Park to discuss matters of Crime Prevention Through Environmental Design and that a commitment to Secured By Design certification has been discussed.

London Fire Brigade - No objection

The London Fire and Emergency Planning Authority have confirmed that they are satisfied with the proposals in relation to fire precautionary arrangements.

National Grid

No comments received.

Arquiva (Formerly National Grid Wireless) – No objection

Arquiva is responsible for providing the BBC and ITVs transmission network and is responsible for ensuring the integrity of Re-Broadcast Links. They have confirmed that they do not consider that the development is likely to have an adverse effect on their operations and have concluded that they have no objection to the application.

Internal Consultation Responses

Environment and Operations - Planning & Safety Team

No objections. Recommend approval subject to conditions and Deed of Variation to the S106 to secure additional Travel Planning measures.

The proposed alteration from a 'boulevard' to an 'avenue' is considered acceptable on highways terms. To mitigate the reduction in car parking as a result of the change and the removal of basement car parks in the Phase 1B area of the masterplan, a Car Parking Management Strategy (CPMS) is requested for the overall development which sets out the principles for managing car parking. Car Parking Management Plans (CPMPs) are then required to be submitted for each phase or sub-phase which are based on the overall strategy.

Environmental Health

No objections. Proposed amendments to conditions are agreed.

2. DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

Grahame Park Estate

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.

Background to the 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 the first completions of the residential units expected in Summer 2011. The re-landscaped Grahame Park Open Space has been renamed 'Heybourne Park' and was formally opened on the 13th April.

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.

This consent was extended on the 19th January to give the applicants a further 12 months from the 9th April 2011.

Description of this Application

This application is submitted under Section 73 of the Town & Country Planning Act 1990 and seeks to amend 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).

The main purpose of this Section 73 application is to vary the approved plans set out in condition 4 of the outline planning permission. Since the approved plans are also mentioned in other conditions, it is necessary to change a number of conditions to ensure they reflect the proposals being brought forward. Some other changes to the wording of conditions are also

required to allow the development to come forward in sub-phases. A table showing the exact changes is provided later in this report.

The main change being sought is to the layout of part of the masterplan which was approved for the redevelopment of Grahame Park Estate (original planning permission reference W01731JS/04, extended by planning permission H/04448/10).

The proposed changes to the approved masterplan include:

1. Conversion of the multiple lane central boulevard to an avenue resulting in the removal of previously specified parking facilities in the central reservation and a narrowing in the carriageway;
2. Reconfiguration of the southern entrance to the estate from Grahame Park Way to include the formation of a formal public 'square';
3. Changes to the footprint and layout of Blocks A1 and A8;
4. Changes in building heights within Phase 1B;
5. Introduction of an additional building (Block A9) in the south west corner of the site adjacent to the new 'square' (this element is subject to a separate application for detailed planning permission under reference H/00310/11);
6. Reduction in the length of Block A4 due to construction constraints;
7. Change to the alignment of the new east-west road linking to Lower Strand;
8. Update of the layout of Grahame Park Open Space to reflect the reserved matters approval for Phase 1A granted 2009 and the planning consent for the replacement Log Cabin (known as the 'Greentop' building) granted in 2008; and
9. Update of the building footprint for Phase 0 Extension to reflect the separate planning consent granted in 2008.

The masterplan forms the base drawing for the other parameter plans that were approved under the outline consent. As a result of the proposed changes to the masterplan and building heights, the following plans have also been amended:

PL.03 - Proposed Masterplan;
PL.04 - Proposed Land Use Plan;
PL.05 - Building Heights Plan;
PL.06 - Pedestrian Movement Plan;
PL.07 - Street Hierarchy Plan;
PL.08 - Proposed Open Space Plan;
PL.10 - Parking Diagram Plan;
PL.10a - Typical Boulevard Layout Plan;
PL.11 - Open Space, Tree and Play Area Plan; and
PL.12 - Phasing Diagram Plan.

Other Applications Being Considered

The following applications have been submitted in parallel with this application and will be considered at the same committee meeting:

1. Reserved Matters for Phase 1B (H/00308/11)

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 planning permission W01731LB/07 (as amended) together with details of traffic management/highway improvements (condition 11) and phasing plans (condition 47) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49.

This application seeks permission for the reserved matters relating to the design and external appearance of the buildings and landscaping for Phase 1B of the development. The changes to the masterplan proposed in this Section 73 application are reflected in the reserved matters detailed design.

2. Block A9 (H/00310/11)

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).

A separate stand alone application has been submitted for a new building within Phase 1B known as Block A9. This is a three storey building on the west side of the new Southern Square which wasn't shown in the original masterplan. As a result it needs a separate planning permission. It should be noted that the proposed changes to the masterplan under the Section 73 application have taken this building into account. In addition Block A9 has been fully considered as part of the preparation of the Reserved Matters submission for Phase 1B.

3. Temporary Car Park (H00890/11)

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 of existing surface level car parking spaces.

A separate application for the creation of a temporary car park on land off Lanacre Avenue to the south of Hundred Acre has been submitted. This car park will serve properties in Phase 1B to supplement car parking provision and would be removed when subsequent phases of the regeneration come forward.

3. PLANNING APPRAISAL

3.1 Principle of Development

Section 73 of the Town and Country Planning Act 1990 allows local planning authorities to grant planning permission subject to conditions differing from those imposed on a previous permission. Section 73(2) makes it clear that the local planning authority shall only consider the question of the conditions that are being varied.

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 in 2004 and subsequently in 2008 under the Section 73 application and more recently in 2010 when the previous permission was extended for a further 12 months.

This application is therefore only considering the proposed changes to conditions 4, 8, 10, 11, 15, 19, 21, 26, 27, 29, 30, 37, 42, and 43.

3.2 Proposed Changes

Changes to Conditions

The proposed changes to the wording of conditions being sought by this Section 73 application are set out in the table below along with the wording of the approved conditions to allow a comparison to be made.

No.	Nature of Condition	Proposed Changes to Wording	Justification
4	Approved plans	No development shall take place unless in accordance with the Approved Drawings: <u>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 PL.12 RevE (Phasing Plan)</u> <u>PL.03 RevH (Proposed Masterplan); PL.04 RevB (Proposed Land Use Plan); PL.05 RevC (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).</u>	To reflect the changes to the layout of the masterplan and consequent changes to the other approved plans.
8	Maximum floorspace	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	The wording of this condition did not reflect the fact that there is a maximum size to the supermarket. The new

		<p>supermarket)</p> <p>Class A3 (Food and Drink) 470 sqm</p> <p>Class B1 (a) (Office): 425 sqm</p> <p>Class D1 (Non-Residential Institutions): 4,802 sqm</p> <p>Residential Units: 2,977 units</p>	wording limits the size.
10	Drainage details	<p>Before the commencement of each phase, <u>or sub-phase</u>, 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.</p>	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
11	Traffic management and street furniture details	<p>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, <u>or sub-phase</u>, and shall be carried out in accordance with the Approved Plans unless otherwise agreed with the local planning authority.</p>	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
15	Design Codes	<p>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 (<u>approved on 9 December 2008 ref: H/03422/08</u>) or <u>any subsequent update approved in writing by the local planning authority</u>:</p> <ul style="list-style-type: none"> i) Southern Square ii) Southern Boulevard/Avenue and Park iii) South-East Quarter iv) Grahame Park Circus v) Grahame Park Open Space vi) North West Quarter vii) Northern Boulevard/Avenue and Park 	The Design Framework required by condition 14 was approved on the 9 th December 2008 (ref: H/03422/08). Design Codes have to be brought forward in accordance with the principles within the Design Framework. The proposal is to insert wording to reflect the fact that the Design Framework has been approved, and to allow for subsequent updates to be agreed in writing with the Council.
19	Materials	<p>Before the commencement of each phase, <u>or sub-phase</u>, 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.</p>	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
21	Landscaping	A scheme for landscaping detailing:	In order to allow the

	details	<p>i) the position and spread of all existing trees, shrubs and hedges to be retained;</p> <p>ii) new tree and shrub planting including species, plant sizes and planting densities;</p> <p>iii) means of planting, staking and tying of trees, including tree guards;</p> <p>iv) existing contours and any proposed alterations such as earth mounding;</p> <p>v) areas of hard landscape works including paving and details, including samples, of proposed materials;</p> <p>vi) trees to be removed;</p> <p>vii) details of how the proposed landscaping scheme will contribute to wildlife habitat (ranging from ground cover to mature tree canopy);</p> <p>viii) timing of planting within each phase <u>or sub-phase</u>;</p> <p>ix) maintenance arrangements shall be submitted and agreed by the local planning authority prior to commencement of each phase, <u>or sub-phase</u>, of development.</p>	development to be brought forward in sub-phase given the scale and long term nature of the development programme.
26	Open space provision	<p>Development of each phase, <u>or sub-phase</u>, 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) <u>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)</u>. The open space shall be provided as approved.</p>	This condition needs to be updated to reflect the changes proposed to the approved masterplan and others in condition 4 and also to allow for greater flexibility in terms of the detail of open space, to enable sub-phases to come forward.
27	Play areas	<p>Details of Neighbourhood Areas of Play, Local Areas of Play and Toddler Play Areas to be provided in accordance with PL.11 RevA 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.</p>	Updated to reflect the amendments to approved drawings.
29	Grahame Park Open Space	<p>The re-provision of Grahame Park Open Space will be undertaken in accordance with the Proposed Masterplan (PL.03 Rev.D RevH), Proposed Open Space Plan (PL.08 RevC RevD) and Open Space, Tree and Play Area Plan (PL.11 RevA RevB), and Open Space, Tree and Play Area Plan (PL.11 RevA).</p>	Updated to reflect the amendments to approved drawings.

30	Grahame Park Open Space	The re-provision of Grahame Park Open Space will be implemented in accordance with the Phasing Plan (PL12 RevE <u>RevH</u>).	Updated to reflect the amendments to approved drawings.
37	Acoustic report for Extraction and ventilation plant	Before each phase, <u>or sub-phase</u> , 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.	This condition needs to be varied to provide greater flexibility since there may not be ventilation and extraction plant associated with each sub-phase, or else the details of extraction and ventilation in a subsequent sub-phase may not be known until that sub-phase is brought forward.
38	Extraction and ventilation details	Before each phase <u>or sub-phase</u> 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.	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
45	Retail floorspace	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 <u>RevB</u>).	Updated to reflect the amendments to approved drawings.

Conditions to be deleted

In addition to seeking to vary the above conditions, the application seeks to remove three conditions from the outline consent. These are either considered to be unnecessary or have since been discharged by the applicant. The details are set out in the table below.

No.	Nature of Condition	Proposed Changes to Wording	Justification
36	Hours for machinery operation	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.	This type of condition normally only applies to the construction phase where permanent mitigation of plant noise cannot be achieved. However it has been worded in relation to all plant machinery. Details in relation to construction plant are already covered by condition 49 (Construction Method Statement). Condition 36 is therefore considered unnecessary and it is suggested that this condition should be removed.
42	Archaeology	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.	This condition was discharged on the 30 th November 2007 (ref: W01731KU/07) following clearance from English Heritage. Consequently the condition can be removed.
43	Archaeology	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.	This condition was discharged on the 30 th November 2007 (ref: W01731KU/07) following clearance from English Heritage. Consequently the condition can be removed.

Additional changes and updates to conditions

The following changes are required to update some of the original conditions.

No.	Nature of Condition	Proposed Changes to Wording	Justification
13	Means of access compliance with plans	Means of vehicular access during construction and at final completion shall be provided in accordance with PL.03 RevD <u>H</u> (Proposed Masterplan), PL.04 RevA <u>B</u> (Proposed Land Use Plan) and PL.07 RevC <u>D</u> (Street Hierarchy Plan) or as agreed from time to time with the Local Planning Authority.	To update the condition to reflect the new plan numbers.
17	Target for meeting Lifetime Homes	A minimum of 40% <u>50%</u> 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.	To reflect London Plan policy whilst recognising viability constraints.
37	Noise report	Before each phase, <u>or sub-phase</u> , 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.	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
34 and 35	Noise levels from plant and machinery	MERGE CONDITIONS 34 and 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 5 <u>10</u> dB(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.	These two conditions should be read as one single condition. Correction in the second part of the condition to refer to the correct dB(A) level.
38	Extraction and ventilation details	Before each phase <u>or sub-phase</u> 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.	In order to allow the development to be brought forward in sub-phases given the scale and long term nature of the development programme.
46	Sustainability standard for	All new housing will meet the "good" standard in the BRE Eco-Homes assessment.	To meet current standards for Code for Sustainable

	residential	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.	Homes.
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Sub-Phasing of Development

One of the changes to a number of the conditions sought by the applicants is to allow the phases of the development to be built out in smaller sub-phases. This allows the technical details to be submitted and approved by the Council for smaller chunks of the development and provides more flexibility in allowing the development to be brought forward.

This will come into effect with Phase 1B which is the next phase of the regeneration project. The reserved matters submission will provide the external appearance of the buildings and landscaping for the overall phase, however the development will be brought forward in three sub-phases with the technical details associated with each sub-phase being submitted for approval to the Council prior to that sub-phase coming forward.

Changes to the Masterplan

The application seeks to make certain key amendments to the masterplan whilst respecting the outline planning consent. The proposed changes relate primarily to Phase 1B in the southern area of the masterplan but also include the conversion of the central multi-laned boulevard to a tree lined avenue. The areas of change are highlighted on the plan in **Appendix 2**.

Phase 1B can be split into three character areas as follows: the Southern Square, the Southern Avenue and Park and the South East Quarter. The proposed changes are focused on revising the massing around the Southern Square and also include minor changes to buildings and road layouts adjacent to the new Southern Park. In the South East Quarter only very minor changes to the massing of the new infill buildings have been proposed. The changes to the building layout in these areas are described below.

- Lanacre Avenue -

The approved masterplan for Grahame Park Estate includes the replacement of Lanacre Avenue with a new north-south route which will pass through the development from Grahame Park Way in the south to Field Mead in the north. This new road was shown as a 'boulevard' on the approved masterplan with two vehicular lanes either side of a central reservation which contained parking bays, tree trenches and central crossing points. The sides of the Boulevard were lined with parking bays, trees and a footpath and cycle path. The indicative layout of the Boulevard is showing in **Appendix 3**.

During the detailed planning stages for Phase 1B and specifically when the Council's adoptable highways standards were applied to this 'boulevard' layout it resulted in a carriageway width of 12.5m and an overall road width from back edge of pavement to back edge of pavement of 24m. Given the locations of the buildings in the approved masterplan, this land take would have

encroached on the buildings to the west side of the Boulevard and would have reduced the size of the new Southern Park. In addition, the Boulevard layout comprised 6 lanes of vehicles when the traffic lanes and parking bays were taken into account. This was considered to result in a more vehicle dominated layout and not appropriate for the nature of the residential environment.

The application therefore proposes to amend the design to create an 'avenue' instead of a 'boulevard'. The location and alignment of the road remain the same as the approved boulevard. The new avenue reduces the road width considerably and the central division is removed. The sides of the Avenue continue to be lined with trees with space for parking bays but the central reservation with parking bays has been removed to create a road carriageway width of 7.3m. This proposal reduces the road width by 5.2m and increases pedestrian space to each side of the road. The total width of the Avenue from back edge of pavement to back edge of pavement is 22.4m. The indicative layout of the new Avenue is showing in **Appendix 3**.

The Council's Highways Officers have been fully involved in the detailed discussions relating to the design of the Avenue and are satisfied with the proposed layout.

The principle of the change from a boulevard to a tree lined avenue is considered to be acceptable. The avenue layout will continue to provide an important north south route through the development but is considered to be more appropriate for the residential environment that it passes through. The impacts of the proposed change to the road layout have been assessed in the Environmental Statement Addendum submitted with this application. The revised road layout has been agreed with Highways officers and the final engineering design will be agreed through the Section 38 agreement process under the Highways Act.

- Southern Square -

The Southern Square is the main southern entrance to the development from Grahame Park Way and will be an important hub of activity with a new library, community centre and supermarket positioned around it. The layout of the southern square in the approved masterplan is defined by a gently curving building on the north west side of the boulevard with an 11 storey curved tower as the focal point on the north east side of the road. The space created in the masterplan is open on the south west side with two triangles of grass indicated as the main area of open space. The existing layout of the square is shown in **Appendix 4**.

As part of the evolution of the scheme and through the detailed design process for Phase 1B, the architects have reviewed the approved layout of the Southern Square and have proposed a number of changes. The positioning of the buildings in Phase 1B has been adjusted so that they create a more formally defined square. The main changes are proposed to blocks A1 and A8 which will create a defined northern edge to the square. Block A8 is right angled and now provides a square facade facing the public square to the south giving definition and enclosure to the space. Block A1 has also been reshaped to provide a square façade onto the public square where previously the building had a curved frontage and did little to enclose the space. These buildings create a visual pinch point where the new Avenue exits the square preventing the space from leaking out.

Block A6 has been pushed back eastwards to enlarge the square. An additional building, Block A9, has been introduced on the western side of the square which comprises a part 1 and part 3 storey building with 180sqm of retail at ground floor facing onto the square and three residential dwellings above and to the rear. This building completes the square, enclosing the previously

open western side. The southern edge of the square is currently open to Grahame Park Way, however existing trees will be retained and new trees planted to help provide some degree of enclosure along this edge. The proposed layout for the square is shown in **Appendix 4**.

NOTE: Block A9 is the subject of a separate application for detailed planning permission (ref H/00310/11) because it was not shown on the original masterplan.

The new Avenue will run through the square but space is provided so that the square can accommodate a range of formal and informal social and cultural activities and to reflect the fact that it will be a destination as well as an important through route.

The proposed changes to the arrangement of the buildings will create a formal and defined public square which provides functional but flexible space that can be used for a variety of purposes including community events, local markets. It also caters for the provision of the new avenue. These changes are considered to represent an improvement to the original scheme and are supported by officers.

- Building A4 -

Building A4 is located in the south-eastern corner of Phase 1B. In the amended scheme, the building has been reduced in length. The reasons for this relate to construction constraints, and the presence of sewers beneath the western end of the original block shown on the masterplan. As building work cannot be carried out above these sewers, a costly diversion would be required (involving the closure of Grahame Park Way for a period). This is not financially viable, therefore the design has been amended and the building has been reduced in size. The area previously occupied by the western element of building A4 now consists of additional landscaping, and improvements are to be made to the existing open space (drawing PL.11 revB).

- Building B6 -

Building B6 in the northern area of Phase 1B has been moved westwards so that it aligns with the block to the north (the approved masterplan shows these buildings being off-set from one another). Building B6 and the building to its immediate north now provide a continuous aligned curve in a crescent design along the eastern boundary of the Southern Park. Moving the building west also improves the relationship with the existing buildings to the east and provides a more generous space in front of the building for landscaping and parking.

- Other Buildings in Phase 1B -

Other buildings within the Phase 1B boundary (namely building A1 to the west of the new Avenue and the smaller scale domestic blocks [Buildings A2, C1, C2, C3 and C4]) remain virtually unchanged in form to the details set out within the approved Masterplan.

- Changes in Height -

A number of changes to the heights of some of the blocks in Phase 1B are proposed. The existing and proposed heights plans are attached at **Appendix 5**.

Building A8 in the north-western corner of the square has been adjusted to take account of potential daylight / sunlight impact on properties to the rear and to optimise the planning of the library and the residential units above. The approved masterplan allows a 6 storey curved block facing the new boulevard. The amended masterplan proposes a right angled block that provides

a square frontage onto the public square to the south giving definition and enclosure to the space. The majority of the building is now 5.5 storeys in height with a 6.5 storey element contained at the southern end of the block facing the square. The building drops to 5 storeys at its western extent. These reductions and changes in the footprint of the building improve the daylight and sunlight relationship to the houses to the west. The block has increased by half a storey (2 metres) to 6.5 storeys, however the extent of the upper floor has been reduced. The additional half storey is to accommodate a mezzanine level within the building. This additional space has been provided to potentially accommodate a new Centre for Independent Living (CIL) which would be co-located with the library. The CIL would be a multi-service facility for people with any form of disability, living or working in Barnet and would provide services including:

- Information
- Advice
- Peer mentoring
- Disability awareness training
- Advocacy

The CIL would potentially encompass the replacement of the existing Flightways Day Centre which is currently located within Grahame Park Estate on the Concourse.

In the event that a CIL is not accommodated within Block A8 this mezzanine will be taken out and the building will be built to 6 storeys in height. The additional half storey is therefore sought to give the Council greatest flexibility in the outline masterplan.

Building A1 frames the north east corner of the square. The approved masterplan allowed a building up to 11 storeys which then dropped to 7, 6 and 5 storeys with a single storey element at the front facing the boulevard. This block has been refined to give improved daylight to adjoining buildings to the east and create a more formal massing onto the square. The proposed building has been amended to increase the height of the tower to 13 storeys at the southern end fronting the square. This drops to 6 storeys to the north, and 4 storeys on the eastern side of the building which are reductions compared to the approved scheme. The change from 11 storeys to 13 storeys is the only proposed increase in building height. This has been assessed under the Environmental Impact Assessment section below.

The eastern side of the square is formed by building A6 which has been redesigned to improve the relationship of the block to the surrounding context. This block contains the supermarket on the ground floor with residential properties above. The approved masterplan allowed a 7 storey building wrapping around three sides above the supermarket. The proposed revisions reduce the amount of 7 storey building which is now limited to the frontage overlooking the square on the western end of the block. The remainder of the building drops down to 3 and 5 storeys with breaks in between them to allow more sunlight into the central podium courtyard.

The height of building B6 has also been altered. The approved masterplan allows a building that is 6 storeys where it faces the Southern Park stepping down to 4 storeys on its eastern edge. The application proposes to locate the 6 storey element of the building to the eastern edge with a drop down to 5 storeys where it faces the southern park. This allows properties to overlook the Southern Park, whereas previously the upper floors of the building looked onto the buildings to the east. The whole block has been moved east so that it aligns with the building to the north as a result the change will not impact on the existing properties to the east.

The building to the north of B6 retains the same layout as previously approved, but reflects the design of building B6 with a drop down from 6 storeys to 5 storeys with an aspect onto the park space, rather than 6 storeys to 4 storeys looking onto the buildings to the east.

- Summary of Changes -

In summary, the proposed modifications are considered to be in keeping with the urban design principles set by the approved masterplan. The masterplan will continue to have a primary north-south route in the form of the Avenue which will terminate in the reconfigured Southern Square. The changes to the Southern Square and to the bulk, height and massing of buildings forming that square are considered to be improvements over the previous masterplan. The revised scheme continues to deliver high quality urban design that will assist the creation of a distinct sense of place in this part of Colindale.

The proposals are considered to satisfy the UDP and London Plan policies and objectives with regards to design. A detailed assessment of the relationship of the buildings to the neighbouring properties is provided in the accompanying Reserved Matters committee report (reference H/00308/11).

Number of Residential Units and Accommodation Mix

The outline planning permission approved the construction of 2,977 units in total following the demolition of 1,314 of the existing properties on the estate. This includes the construction of 1,000 affordable homes (835 social rent and 165 for shared ownership) and 1,927 private sale properties.

This Section 73 application does not change the total number of new homes being constructed in the development.

The specific distribution of the new units across the different phases of the development is not fixed in the outline permission. This is to allow flexibility in determining the exact number and mix of units in each phase to meet the decanting requirements and viability of for each phase.

As a result of the proposed changes to the height and massing of some of the buildings in the southern part of the masterplan, the number of units to be provided within Phase 1B will be altered. It was originally indicated that Phase 1B would provide a total of 572 units. The amended scheme, due to the reconfiguration of the buildings and the reduction in length of building A4, now provides a total of 446 units. As the overall Masterplan provides for a total of 2,977 new residential units, the shortfall in Phase 1B will be made up in later phases of the development.

Choices have secured £6million Social Housing Grant from the Homes and Communities Agency (HCA) to deliver affordable housing within Phase 1B. Without this grant Phase 1B is not viable. A total of 73 affordable homes will be constructed in Phase 1B comprising 55 for social rent and 18 for shared ownership. The terms of the HCA grant require that 54 of the social rented units in Phase 1B must be provided as 'additionally' to the approved outline scheme. This means that 54 additional social rented affordable units must be provided in addition to the 835 social rented homes approved by the outline consent. Therefore this application will change the total number of affordable homes in the regeneration from 1,000 to 1,054. To ensure that the total number of units does not exceed 2,977 the number of private sale properties within the development will be reduced by 54 from 1,927 to 1873.

Commercial and Community Uses

Plan PL.04 revision A was approved under the outline planning permission. This shows the approved locations of different landuses and community facilities across the masterplan. This specifically identifies the community centre, library, Flightways Day Centre, café and supermarket in buildings around the Southern Square on the approved masterplan.

The proposed changes will not alter the location of these facilities. The quantum and type of commercial and community use, as established and conditioned in the planning permission (ref: W01731LB/07) is not changed by this Section 73 application.

The scheme continues to support policies within the UDP regarding mixed-use developments.

Car Parking Provision

As a result of the proposed amendments to the masterplan the parking plan for the overall development (plan PL.10) needs to be updated to accommodate the following changes:

The change to the new Lanacre Avenue from a 'boulevard' design to an 'avenue' design with the removal of car parking from the central reservation has altered the layout with regards to parallel on street parking provision. This has reduced the number of parking spaces able to be provided within the Avenue.

Due to construction and viability constraints which have arisen from further investigation into the development of the site for Phase 1B, three underground car parks previously indicated on the approved masterplan have had to be removed from the southern part of the masterplan. Underground sewerage systems and the resulting constraints this has on the foundations of the buildings means that basements cannot be accommodated in the locations previously indicated without costly diversions. In addition, the applicants have advised that the average price of construction for an underground space is circa £30,000. Therefore basement car parks would have significant cost impacts on the viability of the scheme. Further assessment of the viability of the scheme is provided in section 3.6 below and is supported by the Council's independent cost consultants. As a result of these factors there is only scope to provide basement parking under the supermarket. This has also affected the parking provision in the southern part of the masterplan around Phase 1B.

In the period since the original Grahame Park application was approved the Council has adopted the Colindale Area Action Plan (AAP). Colindale AAP Policy 3.5 states *'residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes.'*

The proposed changes to the masterplan would reduce the car parking provision in Phase 1B to 74%. The site for Phase 1B is approximately 350m from Colindale Underground Station (approximately a 5 minute walk) and there are multiple bus routes which pass the site including 204 (Sudbury to Edgware), 303 (Grahame Park to Edgware) and N5. The site is therefore well served by public transport. The proposed parking levels therefore accord with the Colindale AAP.

This car parking provision is further supported by additional Travel Plan measures which have been secured over and above those specified in the original application. This includes the provision of a car club in the development and £300 travel vouchers to be issued to the first occupiers of each new residential which they can use towards membership of the car club, credit on an Oyster Card travel pass or towards purchasing a bicycle. These measures will increase the choice of transport mode available to occupiers of the residential units and help facilitate a modal shift in travel patterns.

This level of car parking is supported by a Car Parking Strategy for Phase 1B which sets out the principles for parking across the phase for the various different parking spaces which include private spaces in courtyards, adopted spaces on public roads and privately maintained spaces on public and private roads.

The strategy assumes that a Controlled Parking Zone (CPZ) will be introduced across the development on a phase by phase basis which will control parking spaces on the adoptable roads. The Car Parking Strategy explains how these car parking spaces will be allocated and managed including:

- those areas will be controlled by private management,
- those dwellings that will be excluded from being able to apply for (CPZ) permits, and
- the approach to charging for the private parking spaces.

The detail of the parking strategy will be dealt with through a Parking Management Plan which will be submitted for each phase. This will be secured by condition.

The Council's Highways Officers have been in detailed discussions with Choices and their transport advisors in relation to the parking strategy. They have confirmed that they are satisfied with the proposed changes to car parking and the supporting Car Parking Strategy and travel plan measures.

3.3 Environmental Impact Assessment (EIA)

The original outline planning application (ref: W01731JS/04) was accompanied by an Environmental Statement – the Grahame Park Regeneration Environmental Statement (GPRES [April 2004]) – that assessed the environmental impacts of the proposals. The Section 73 application (ref: W01731LB/07) submitted in 2007 to vary the approved phasing plan to change the boundary of Phase 1B was accompanied by an addendum to the Environmental Statement (GPRESA [November 2007]).

Following a scoping opinion from the Council it was agreed that this Section 73 application should be accompanied by an addendum to the Environmental Statement. The Addendum sets out the findings of the assessment of whether the changes to the scheme and changes to policy or legislation give rise to potential significant effects not previously considered in the GPRES (April 2004). The main changes in relation to the Section 73 application are considered to be the change from a boulevard to an avenue, changes in block layout and building heights around the Southern Square.

The Scoping Opinion confirmed that the following areas assessed in the original Environmental Statement (April 2004) would need assessing:

1. Townscape and Visual Impacts

2. Transport
3. Air Quality
4. Noise
5. Ecology and Biodiversity
6. Energy, Services, Drainage and Flooding
7. Micro-climate

Townscape and Visual Impact

The townscape and visual chapter of the ES Addendum assesses the impact of the proposed amendments to the masterplan and building heights against the current situation, taking into account the approved outline consent and the associated 2004 ES. The ES Addendum has assessed the effects of the proposed changes on the character and quality of the urban landscape in terms of key views, visual amenity and integration with the existing townscape as well as the future townscape once surrounding approved developments are completed.

The proposals broadly follow the massing and profiles of the approved masterplan. Where the proposals depart from the approved masterplan in creating a more formal southern square, altering the boulevard to an avenue, reducing the height and relocating the block overlooking the Southern Park and the reduction in the length of the block facing Grahame Park Way, the proposals represent a reduced visual impact when compared to the approved masterplan.

The application proposes to increase the height of Block A1 from 11 storeys to 13 storeys. Comparative massing models have assessed the change. These are provided at **Appendix 6**. The long distance views of the scheme from Greyhound Hill and the M1 motorway have also been assessed. The building will be viewed in the context of the remainder of the Grahame Park development which includes two other buildings at 10 storeys, as well as the existing towers on the Peel Centre and the new development at Beaufort Park. The proposed increase in height is not considered to result in significant environmental impact. Importantly the buildings that are closest to surrounding properties have been reduced and remodelled to improve the relationship.

Overall there is a positive improvement in the articulation, skyline, and massing as a result of the proposed changes to the masterplan.

Transport

The transport chapter considers the changes in baseline data, development proposals, local roads and parking since the original GPRES (April 2004) and GPRESA (November 2007) were carried out. The chapter is accompanied by an updated Transport Assessment and Travel Plan.

The assessment of the changes to the masterplan considers the existing situation and assesses the transport impacts of the development including forecasts for the years 2016 when Phase 1B would be completed, as well as 2021. There have been no significant changes in traffic levels or local development since the GPRES (April 2004). During construction the change in the road layout from the previous 'boulevard' dual carriage way to a single carriageway will have a neutral negligible impact on construction. A Construction Management Plan would be prepared to mitigate any transport impacts during the construction phase.

After completion of Phase 1B, the proposed changes to the traffic use of the new Lanacre Avenue would be similar to that assessed in April 2004. There would be minor but positive

impacts on pedestrians and cyclists due to the removal of parking on each side of the central reservation of the original 'boulevard' layout and safer and higher quality streetscape. The resultant reduction in on-street car parking along the Avenue and minor changes to the bus stop facilities is considered to have negligible significance. With the implementation of a Travel Plan which will seek to minimise car use, along with a Parking Management Plan to control on-street and off-street parking and the introduction of a new controlled parking zone (CPZ) covering the area, the proposed development is considered to be acceptable.

Air Quality

The Air Quality chapter considers the impact on air quality at receptors within Phase 1B of the development where the changes to the masterplan are proposed, and at existing sensitive receptors to the South of Grahame Park where pollutant concentrations are likely to be highest. It also considers qualitative construction dust and mitigation measures in accordance with best practice guidance.

During the demolition and construction phase of the development the main impact is likely to be nuisance caused by the deposition of dust on properties, vehicles and street furniture and exhaust emissions from construction vehicles, albeit the total number of vehicle movements is expected to be small compared with existing traffic flows. These impacts can be mitigated using London Councils Best Practice Guidance and consequently the impact during construction will be negligible. After completion, by 2016, when Phase 1B is proposed to open and by 2021 NO₂ levels will not exceed the annual average NO₂ objective (40 µg/m³). The annual average PM₁₀ objective (40 µg/m³) and daily mean PM₁₀ objective (35 days) are predicted to be met at all existing and proposed receptors in all scenarios. As no exceedances of the national air quality objectives or EU limit values are predicted no mitigation measures are proposed for the operational phase. The Council's Environmental Health Officer has reviewed the submitted information and has requested that a condition be imposed to require air quality monitoring to be put in place.

Noise

The noise chapter assesses the proposed development in relation to noise issues. It considers updates to the baseline position since the GPRS (April 2004), changes to noise guidance and legislation and the proposed changes to the masterplan.

A noise survey was conducted in 2010 to appraise the current baseline conditions at six locations within the site. The assessment of the changes to the masterplan concludes that the construction impacts previously identified would not be significantly different with the revised Phase 1B scheme and that mitigation would be based on best practice guidance. After completion of the development, noise impacts will be mitigated through double and acoustic glazing to achieve 'good' internal noise levels. To ensure that noise from any fixed plant, such as buildings services plant, is sufficiently mitigated, noise limits will be set to minimise the impact on future residents and existing noise sensitive premises. Conditions are imposed in relation to noise levels and noise mitigation. The Council's Environmental Health Officer is satisfied with the assessment.

Ecology and Biodiversity

ES Addendum includes a desk study assessment on protected/notable species and international and national statutory sites for Grahame Park Estate and a 2km study area from

the site centre and an Extended Phase 1 Habitat Survey which was undertaken on 18 October 2010. This included a bat assessment of buildings on Phase 1B. There are no protected and notable habitats or statutory designations within the site and no change in the number of Sites of Importance for Nature Conservation within 1km of the site. The bat assessment undertaken for all buildings and trees within Phase 1B did not reveal roosting opportunities for bats in the buildings or the trees.

The main identified impacts during construction will be the loss of some buildings, trees and areas of amenity grass for bird nesting and foraging. The level of impact is predicted to be temporary, negative but reversible with mitigation measures including additional planting, the creation of new habitats and the protecting retained trees from damage during construction activity by adopting good practice guidance.

Natural England has confirmed that the proposed variations do not significantly alter the application as previously submitted.

Energy, Drainage and Flooding

The GPRES (April 2004) considered the infrastructure required to accommodate the proposed development including heating and hot water, electricity, gas, potable water, drainage and telecommunications. The assessment concluded that there would only be a slight increase in energy consumption for heating and hot water and the increase in electricity for lighting and domestic electric equipment could be accommodated within the existing area network.

After the development is completed the foul and surface water drainage works have been designed to comply with current standards. Surface water run off from the development will discharge via existing connections into the Thames Water sewerage network. Following consultation with the Environment Agency, the development will be designed to ensure that there is no additional impact on the flow rates for surface water drainage. Thames Water has confirmed that existing foul water discharge, which will increase as a result of the development can be accommodated within the existing sewers.

Micro-climate - Wind

Neither the original GPRES (April 2004) and the GPRESA (November 2007) provided any consideration of the impact of the proposed development on wind. Therefore the ES Addendum (January 2011) has considered the impact of the development on wind due to the proposed changes to the siting of buildings in Phase 1B, associated massing and the introduction of an additional block which is likely to affect the micro-climate within their locality. An assessment of pedestrian comfort levels around the proposed development has been undertaken using Computational Fluid Dynamics (CFD) analysis of eight wind directions. The assessment considers that the majority of the proposed development conforms to pedestrian comfort assessment guidelines with the exception of a few areas around seating areas and entrance doors which require minor mitigation measures including landscaping and tree planting.

Micro-climate – Daylight and Sunlight

The Micro-climate: Daylight & Sunlight chapter considers the potential impact of the proposed development in respect of daylight, sunlight and overshadowing on existing neighbouring residential buildings and amenity areas.

The impact of the development after completion has been assessed at seven surrounding residential properties (Beaumont Court and Dean Court; Arran Court; Anson and Ashton; Blenheim, Blackthorn and Beverly; Albatross; Brock and Comet; and, Goldcrest Court) where the overall impact will either be negligible or minor adverse for daylight, sunlight and overshadowing. The changes to the masterplan have taken into account daylight and sunlight issues to reduce the impacts of the development after completion.

Additional Information Requested Under Regulation 19

Following a review of the Environmental Statement Addendum submitted with the application it was considered that a number of points of clarification and further information were required to enable the Council to determine the Section 73 planning application. Therefore on the 23rd February 2011 the Council requested the following further information under Regulation 19(2) of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (As Amended):

- (i) Additional information which addresses the environmental implications of the temporary car park, including an assessment of the cumulative significant environmental effects of delivering both the development in Phase 1B and the temporary car park together.

Several of the documents submitted with the application refer to the creation of a temporary car park to the north of the proposed Southern Park which the documents state will be the subject of a separate planning application. Therefore subsequent to the submission of this Section 73 application, Choices submitted a separate planning application for the formation of a temporary car park (reference H00890/11) for a total of 99 car parking spaces.

Further to the Regulation 19 request, additional information was submitted by the applicants on the 4th March 2011. This information was subject to further consultation in accordance with the 1999 Regulations. This included notifying all of the statutory bodies, placing a notice in the press on the 12th May and posting of 6 site notices. No responses were received.

The temporary car park application is not of itself considered to be EIA development since the area covered by the temporary car parking is under the threshold set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended) and it was considered that the development would not create significant environmental impacts.

However, since the temporary car park is required in association with proposals for a development that was subject to EIA, the applicants have submitted information in their letter in relation to the potential significant effects on the environment of the proposed temporary car park. The car park would only be in place for a temporary period, would comprise two relatively small areas (one of 23 spaces and the other of 76 spaces), would replace an area comprising hard surfacing, garages and dwellings, and would be removed once Phase 4a comes forward (being replaced with the northern section of the Southern Park).

It is not considered that there will be a significant environmental impact associated with the temporary car parking arrangements in relation to townscape and visual, transportation, air quality, noise or ecology and biodiversity.

Whilst the proposed temporary car park on its own may not be EIA development and would not generate significant environmental impacts, it is intrinsically linked to the Phase 1B development. The impact of the proposed temporary car park has been considered in a number of the chapters of the ES Addendum, specifically in the Townscape and Visual, Transportation and Noise sections, whilst the assumptions associated with the proposals have fed in to the other chapters. The cumulative impacts of the temporary car park together with the proposed changes to the masterplan are not considered to give rise to significant environmental effects as intended by the EIA Regulations.

- Points of Clarification -

In a separate letter dated the 22nd March the Council requested the following points of clarification:

1. Confirmation that the assessment has been undertaken on a uniform basis and that all chapters in the ES Addendum have assessed 2010 as the baseline; and
2. Confirmation that the assessment has been undertaken on a uniform basis and that all chapters have assessed the changes to the Grahame Park Estate regeneration scheme and associated masterplan approved under the outline planning permission, and not just changes to Phase 1B of the development.

Further to this request, additional information was submitted by the applicants on the 4th March 2011 and was subsequently subject to consultation in accordance with the 1999 Regulations.

The information provided accords with the 1999 Regulations in terms of what is required for inclusion within an ES. It also addresses all the issues as identified by the Council's scoping opinion. Officers are satisfied that sufficient information has now been submitted.

The applicants have confirmed the baseline for each chapter in the ES Addendum against which the assessment was undertaken. They have also confirmed that the introductory chapter to the ES Addendum summarises the changes to the approved masterplan which are sought via the Section 73 application. Paragraph A3.6 of the ES Addendum states that "we can confirm that the changes to the schemes reflected by the amendments/removal of the above conditions form the basis of the assessment undertaken in this addendum to the ES." Within each technical chapter there is then confirmation of the basis of the assessment carried out by each consultant. Officers are satisfied that the correct baseline has been used for the purposes of the assessment of significant environmental effects arising from the proposed changes to the masterplan, and that the assessment has been undertaken in relation to the changes to the Grahame Park masterplan and not just changes to Phase 1B.

In terms of EIA Regulations the environmental impacts of the proposed changes to the masterplan have been fully considered by the Local Planning Authority.

3.4 Scheme Viability

The regeneration of Grahame Park is very much a partnership between Choices for Grahame Park and the Council with the development being envisaged to be provided in phases. This complex project is envisaged to take place over an 18 year period. Unlike a standard development where a developer would expect to take out a profit each year, the regeneration of Grahame Park requires any profit from early phases of the development to be ploughed back into the regeneration to assist with the viability of subsequent phases. The business case for the

development is therefore more complex than with standard planning applications and in this regard Choices for Grahame Park and the Council's Regeneration Service have an agreed financial model which is used to test and monitor the business case for the development. The model is independently assessed by the Council's cost consultants for the project, Turner and Townsend, to make sure that each phase is viable to deliver before it commences.

Since the original application in 2004 the financial viability of the scheme has become more precarious, with the country entering recession and the housing market suffering. For a regeneration scheme of this nature this is a significant issue and the scheme has seen delay as Choices have sought to secure the appropriate funding to enable the proposals to proceed.

Choices have now secured Social Housing Grant from the Homes and Communities Agency in the financial year 2010/11 in the region of £6 million to help deliver Phase 1B of the development. It is only with this grant that Phase 1B is viable. The conditions of the grant require the following:

- start on site date within 2010/11 (a contractor has been appointed for both the demolition and construction with the transfer of the site for commencement last month).
- the affordable units to be handed back from the contractor to CfGP by March 2014

Any delays to the project then there is the risk of losing grant, and the delivery of the rest of this regeneration project would be put in jeopardy.

The Council's cost consultants, Turner and Townsend, have independently reviewed the Choices for Grahame Park Phase 1B Stage D Cost Plan, the current Choices for Grahame Park Scheme Finance Model - v9.14 November 2010, and the Choices for Grahame Park Finance Report (October 2010). They have confirmed (letter dated 20 April 2011) that:

- the financial model provided by Choices for Grahame Park indicates that Phase 1B of the scheme has passed the viability hurdle of the development agreement but that it has only done so by a small margin; and
- the current cash flow requirements of the project utilises the maximum bank draw down facility the developer has available and that any significant additional cost to the project, prior to sales income reducing the borrowing requirements, could not be accommodated by the developer.

Viability is therefore a significant issue within the regeneration. It is important to recognise that the regeneration will deliver a significant amount of infrastructure and new facilities for the area. Phase 1A of the development has already provided the remodelling of Grahame Park Open Space, the new Greentop Community Centre, highway realignments and new utilities. The second phase (Phase 1B) will see the delivery of even more infrastructure including a new community centre, library, housing office, new public square, new Southern Park and the first stretch of the new Avenue that will replace Lanacre Avenue. These are in addition to planning Section 106 contributions which will be paid by the development in relation to highways, education, employment and training, etc.

Changes in planning policy since the original application was considered have been set out above. The main changes relate to sustainability. The committed infrastructure being delivered by the development must be taken into account when considering this application against the

any new policy standards for sustainability in the AAP and London Plan. The imposition of additional onerous standards on the development at this stage is likely to either significantly increase the build costs and/or adversely effect the cash borrowing requirements for the project which will render the phase unviable. If this phase does not go ahead it will significantly impact on the programme for the regeneration and potentially bring it to a halt.

With regard to policies relating to district heating, energy centre, Code for Sustainable Homes Level 4 and BREEAM 'Excellent' standards, the Colindale AAP states that:

"The Council will, however, consider the costs of sustainability measures when determining development viability and deliverability and prioritisation of planning obligations to ensure Colindale becomes one of London's most sustainable city suburbs." (paragraph 6.2.2)

Therefore on the basis of the cost plan for the development and the independent review by Turner and Townsend, and having regard to the infrastructure being delivered by the development, officers are satisfied that the scheme is acceptable with regard to Colindale AAP and London Plan policies.

3.5 Changes in Planning Policy

This section assesses the proposed changes to the masterplan in the light of any major changes in planning policy 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 in the summer 2010.

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.

The changes proposed in this Section 73 application do not alter the quantum of retail floorspace being proposed. The current retail provision in Grahame Park Estate totals 2,712sqm. The total retail floorspace in the approved outline planning permission is 2,807sqm (including a 1,395-sqm supermarket) which is a marginal increase on the existing estate.

The retail proposals continue to accord with the policy objectives contained in PPS4 by providing retail as part of a mixed-use scheme to serve the local community and reduce dependency on car travel. 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 established nearby town centres. Furthermore there is clearly a need for increased retail floorspace to serve the new sustainable community that will be created in Colindale. Therefore the introduction of PPS4 is not considered to affect the principals established by the original application in this regard.

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, 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 for Grahame Park 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. 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. The 2008 London Plan recognises 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 relates 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).

The cost plan for the regeneration of Grahame Park Estate is based on the parameters approved by the outline planning consent which does not include the provision of district

heating. The applicants have investigated the possibility of providing a decentralised energy network for Phase 1B but this is not feasible or viable at this stage of the development given the implications of the cost of delivering this type of infrastructure. The viability of the development is discussed in more detail in section 3.6 below.

In considering this Section 73 application against the latest London Plan policies it is important to balance the benefits that will be delivered from regenerating a major housing estate within the Colindale Opportunity Area which is a key objective of the London Plan. Officers are satisfied that the scheme is acceptable in relation to the London Plan policies.

The GLA were consulted on this application. In recognition of the strategic importance of this regeneration scheme they consider that the application is acceptable in relation to 2008 London Plan policies. The GLA have therefore advised that the Council can proceed to determine the application without further reference to the Mayor.

Local Planning Policy

The process to replace the 2006 Unitary Development Plan 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 Core Strategy policies take account of the regeneration of the four priority council estates in the borough and the planned growth in Colindale. Policy CS 3 states that Colindale, along with Brent Cross Cricklewood and Mill Hill East, will be promoted as regeneration areas. These areas are expected to provide in the range of 17,000 new homes between 2011/12 to 2025/26.

Policy CS 4 states that the Council 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
- 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

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 the approval of the original scheme 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 that:

"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 includes the following priorities for developments within the Grahame Park Way Corridor of Change:

- 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;
- 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;

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 regeneration. The spatial plan for Colindale fully incorporates the masterplan for the estate. Aspects such as urban design, connectivity, building heights, health and the creation of a neighbourhood centre reflect the components of the outline planning consent for the estate. The

policies in the AAP do not introduce any significantly different requirements to those within the London Plan or UDP or National guidance. Requirements for Lifetime Homes, Code for Sustainable Homes, sustainability and District Heating reflect the targets in the London Plan. These are discussed in more detail below in relation to the viability of the development.

The proposed changes to the masterplan for Grahame Park Estate are not considered to affect the wider plans for Colindale. The alterations to the southern square and central Avenue are in accordance with the policies and priorities contained in the Colindale AAP. The continued regeneration of Grahame Park Estate will therefore comply with the objectives of the AAP.

3.6 Lifetime Homes

London Plan Policy 3A.5 requires all new housing to be built to Lifetime Homes standards. UDP Policy H13 states that the council will seek to ensure it is built to Lifetime Homes Standards, providing homes which are accessible and capable of easy adaptation to meet the needs of people with disabilities.

The outline planning consent for the regeneration provided 10% of the new dwellings to be built to Lifetime Homes standards. This reflected the financial constraints associated with the development at the time.

The Lifetime Homes standards referred to in the 2004 London Plan were the Joseph Rowntree Foundation 1994 standards. Subsequently Lifetime Home Standards have changed in 2008 and in 2010. One key change is the requirement for additional circulation space to be provided around beds in properties. When the building footprints that were approved in the 2004 masterplan are taken into account, the changes in standards would require larger footprints than those shown in the scheme considered in 2004.

In recognition of the London Plan policy requirement for achieving 100% Lifetime Homes standards, the proposals for Phase 1B have been designed so that 60% of units achieve Lifetime Homes (265 of the 446 units proposed within Phase 1B). Individual assessments have been provided for each of the units in Phase 1B. These assessments show that the flats meet the majority of the Lifetime Homes criteria and the two areas that they fail to meet is in relation to the provision of circulation space around beds or in relation to provision of an entrance canopy over the communal entrances to blocks (for example Block A8 where some entrances face directly on to the public footway). All the other Lifetime Homes criteria are met by all of the units. Taking into consideration the fact that the flats will meet or exceed the internal space standards set out in the Draft Replacement London Plan, the scheme is considered to provide a high standard of accommodation.

The scheme has improved significantly upon the standard sought in 2004, however, it is not possible to achieve 100% Lifetime Homes given the constraints of the original permission where many residential units are retained, and in light of the viability assessment associated with the scheme. To reflect the increased proportion of Lifetime Homes it is proposed to update condition 17 to increase the target percentage from 10% to 50%.

3.7 Sustainability

Condition 46 of the existing outline planning permission requires new homes to achieve a BRE Eco-Homes 'good' standard. This is reflective of the environmental construction standards being

sought back in 2004. However environmental standards and building performance have moved on since the original planning consent in 2004.

Colindale AAP Policy 6.3 seeks residential developments to achieve Level 4 of the Code for Sustainable Homes assessment (this is the assessment system which replaced the Eco-Homes system), although this requirement is subject to viability. All new affordable housing that is funded using housing grant is also currently required to meet Code for Sustainable Homes Level 3.

All of the units in Phase 1B, regardless of tenure, have been designed to exceed Code level 3 and are the equivalent of Code 3½. The cost of achieving Code Level 4 is such that it would impact on the viability of the scheme. Therefore having regard to the viability of the development (see below) it is considered appropriate to increase the environmental requirement for the overall Grahame Park development from Eco-Homes 'good' to Code for Sustainable Homes Level 3. It should be noted that this represents a significant improvement over the current permission.

Colindale AAP Policy 6.2 requires all development to be energy-efficient and seek to minimise any wasted heat or power. It also requires development to link in to, and support a Colindale-wide CHP and district heating system with a central energy centre. In response to this, Choices and the Council have jointly commissioned a feasibility study in relation to delivering a district heating network for the Colindale area recognising the potential of tapping into the existing heating system that currently serves the estate. Due to viability it is envisaged that the energy centre and supporting district network would potentially be delivered in future phases of the regeneration with the potential to link to other facilities in the area including the RAF Museum and St James School. In order to 'future proof' the development, the buildings in Phase 1B have been designed to ensure that they are compatible and capable of being connected to a decentralised heating network in the future, should an energy centre be delivered in later phases.

3.8 Deed of Variation to Section 106 Agreement

A section 106 agreement was signed and completed on the 17th January 2007 in relation to the outline application for the overall redevelopment of Grahame Park Estate. This secured a comprehensive package of contributions as well as the delivery of new community facilities and parks.

A Deed of Variation is required to update the relevant definitions and clauses in the existing Section 106 agreement in order to link it to the new planning permission that would be granted under this application (reference H/00309/11).

In addition a change is required to clause 21 of the S106 agreement which relates to the requirement for a Travel Plan for the development. As a result of the reduced level of car parking in Phase 1B of the development the applicants have agreed that the Travel Plan shall now 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;

The remainder of the proposed changes to the approved masterplan are within the parameters of the outline consent. The number of units and phasing remains unchanged and therefore the existing 106 contributions continue to be acceptable.

Other than the changes described above the provisions of the existing agreement remain unaltered and are still considered to be effective for the development.

4. EQUALITY AND DIVERSITY ISSUES

The applicants have submitted a Statement of Community Involvement (January 2011) which sets out their approach to and programme of community and stakeholder consultation.

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 process. More recently residents played a key role in the RIBA competition process to select an architect for Phase 1B of the development. Consultation with local residents and stakeholders has been an important element in working up the revised design and details of the proposed development for the following key reasons:

1. To ensure that resident and stakeholder views inform decisions being taken over the design, particularly in respect of the relationship between existing and proposed buildings;
2. To ensure that residents' and stakeholders' needs are met with regard to the design and functioning of the new community facilities and retail outlets, dwellings and public spaces
3. To ensure the benefits of the regeneration are maximised for Grahame Park's residents, and that they also extend beyond the redline boundary.
4. To minimise any potentially negative impacts arising from the regeneration for residents of properties adjacent to redevelopment works and residents of dwellings due for demolition;
5. To give residents and stakeholders the ability to influence their future environment and therefore develop a sense of pride and ownership

The following objectives have been considered in the preparation of the proposals for Phase 1B and the associated changes to the masterplan:

- Involve the residential communities in the homes due for demolition;
- Involve the residential communities in the areas surrounding the proposed new homes;
- Involve the tenants likely to be re-housed in the new homes;

- Develop a sense of local pride and positive feelings for the future of the area; and
- Create new public spaces including the public square gateway into Grahame Park, which look good, provide for a variety of uses, and
- enhance the reputation and desirability of the wider locality.

The overall 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 diverse population. New affordable and private housing will provide better housing choice to people in the area. New replacement community facilities including a library, community centre and health centre will be delivered which will be accessible to existing estate residents and the wider area.

Phase 1A of the development is currently under construction. Approximately 20% of the people employed in the construction and on site 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 are considered to meet the requirements for 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.

5. CONCLUSION

The regeneration of Grahame Park Estate is a key priority for the Council and is important to achieving the objectives of the Colindale AAP and London Plan for the Colindale Opportunity Area. The decision to regenerate the estate dates back to 1999 with planning consent approved in 2004 and issues in 2007. The principle of the development is therefore firmly established.

To enable the next phase of the development (Phase 1B) to come forward Choices for Grahame Park have proposed amendments to the approved masterplan. These changes primarily relate to the southern part of the masterplan in the area for Phase 1B but also include the central avenue that runs through the development. The changes include alterations to the shape and position of buildings around the Southern Square and Southern Park. The changes will also see the creation of a tree lined Avenue in place of the multi-lane boulevard previously approved. No changes are proposed to the remainder of the masterplan.

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 in many instances result in better relationships with surrounding properties. The increase of Block A1 from 11 storeys to 13 storeys is 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.

Choices have secured HCA grant funding to deliver the affordable housing units in Phase 1B. The terms of this funding require 54 social rented units to be provided as 'additionally' to the social rented units already approved by the outline application. Therefore the total number of affordable homes in the regeneration will increase from 1,000 to 1,054. Subsequently the number of private sale properties within the development will be reduced by 54 from 1,927 to 1873. The total number of units approved in the regeneration will remain the same.

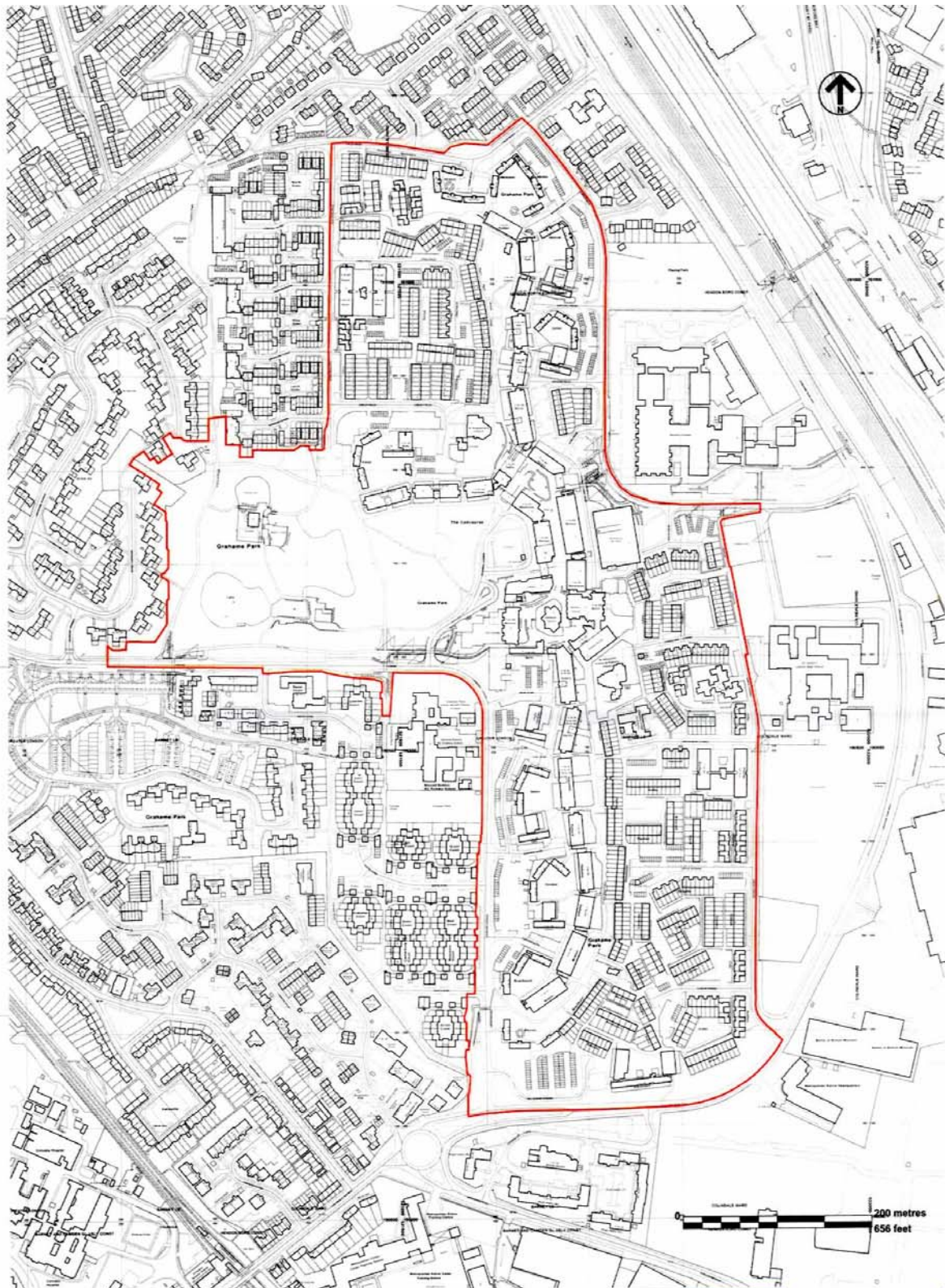
The application has been considered against changes in national, regional and local planning policy that have taken place since the original application was approved. The Grahame Park Estate regeneration is identified in both the London Plan and Colindale Area Action Plan as a key development. In relation to policies requirements for Lifetime Homes, Code for Sustainable Homes and district heating the application does not meet current London Plan and Colindale AAP targets. However this has been justified by the viability case for the development. The Council's independent cost consultants have reviewed the business case for the regeneration and have confirmed that the scheme is only viable by a small margin. Therefore the imposition of more onerous requirements for district heating or Code for Sustainable Homes Level 4 will render the development unviable.

The potential environment effects of the proposed changes have been assessed in the submitted Environmental Statement Addendum. The proposal is not considered to give rise to any additional significant environmental effects.

Accordingly, subject to the completion of a deed of variation to the existing section 106 agreement and the conditions detailed in the recommendation, **APPROVAL** is recommended.

SITE LOCATION PLAN: Grahame Park Estate, Colindale, NW9

REFERENCE: H/00309/11



Choices for Grahame Park - Redevelopment Boundary

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Project	Job no.	Scale	Date
CIGP REGENERATION MASTERPLAN	02.792/2331	1:2500 at A2	July 2003
Site Location Plan	PL.01	1:1250 at A3	Rev: May 2004

APPENDIX 1

Table 1 – Barnet UDP Policies

UDP POLICY	KEY REQUIREMENT	COMMENT
GSD	Sustainable Development	The location, uses, density and the environmental performance of the development are based on sustainable design principles and the proposals achieve the overall requirements of this policy.
GMixed Use	Mixed Use – <ul style="list-style-type: none"> • Proposals should incorporate a mix of uses. • Should consider the character and diversity of the existing area. • Potential nuisance. • Accessibility by a range of transport. 	The application continues to provide a mixture of commercial and community uses in the masterplan. It is considered that the development achieves the overall requirements of this policy.
GBEnv1 & GBEnv2 & GBEnv3	Character & Design & Safe Environment – <ul style="list-style-type: none"> • Enhance the quality and character of the built and natural environment. • Require high quality design. • Provide a safe and secure environment. 	The proposed changes to the masterplan are considered to improve the layout of the buildings, create a formally defined public square and enhance the built environment that will be created through the regeneration. Officers consider that the urban design principles that underpin the application fulfil the key criteria of this policy.
GRoadNet – Road Network	The Council will seek to ensure that roads within the borough are used appropriately.	There is a network of proposed local roads and access roads within the masterplan which are considered to provide suitable connections both within the site and to and from the key junctions. Details of new junctions or junction improvements will come forward as part of each phase.
GParking	Parking – apply standards to restrain growth of the car and regulate parking.	The proposed changes to the masterplan will change the boulevard to an avenue. This will result in there being less on-street car parking. The details of parking within each phase will have to be agreed under the reserved matters applications.
GCS1	Community Facilities – Adequate supply of land and buildings for community, religious, educational and health facilities.	The proposed changes will not affect the provision of new replacement community facilities. A new community centre, library, housing office and day centre will continue to

UDP POLICY	KEY REQUIREMENT	COMMENT
		<p>be provided in around the Southern Square.</p> <p>This policy has been complied with.</p>
GTCR2	Range of retail services – residents have ready access to a range of goods and services.	The application will provide a range of retail and commercial uses on site to serve the daily needs of residents.
ENV7	<p>Air Pollution –</p> <ul style="list-style-type: none"> • Any possible impacts on air pollution must be mitigated. • Minimise impact through siting. • Reduce traffic and need to travel. 	<p>Air quality during construction and following development has been assessed as part of the Environmental Statement Addendum.</p> <p>The proposed changes to the masterplan will not result in any increased impact on air quality. The emphasis on increasing mode share to more sustainable forms of transport will assist in improving air quality. Officers consider that the key criteria of this policy are complied with.</p>
ENV12	Noise Generating Development – Location of noise generating development and noise sensitive receptors should be carefully considered.	<p>The application has considered and assessed the location of noise generating activities as part of the Environmental Statement Addendum.</p> <p>Specific mitigation measures will be required for each phase.</p>
ENV13	Minimising Noise Disturbance	A condition will continue to be imposed requiring the submission of a Construction Management Plan is proposed to ensure that all aspects of disruption during construction are addressed and minimised including noise generated during construction.
ENV14	Contaminated Land – development on contaminated land will be encouraged subject to site investigations and conditions to require survey and mitigation.	The principle of building on the estate has already been approved. Planning conditions are proposed to require investigation and mitigation of any contamination at all appropriate stages of development.
D1	<p>High Quality Design –</p> <ul style="list-style-type: none"> • High Quality Design, • Sustainable Development, • Community Safety. 	The proposed changes to the masterplan are considered to improve the layout of the buildings, create a formally defined public square and enhance the built environment that will be created through the regeneration. The detailed design for each phase will be secured through Design Codes and reserved matters applications to ensure high quality design.
D2	Character	The proposed changes to the masterplan are considered to enhance the character of the approved development and will produce a form

UDP POLICY	KEY REQUIREMENT	COMMENT
		of development appropriate to its location within the Colindale Opportunity Area.
D3	Spaces – Should enhance the development and be in keeping with the overall area.	The proposed changes to the masterplan will improve the layout of the buildings and create a formally defined public square and a new avenue that will provide a key route through the development.
D4	Over Development	<p>The proposed changes to the masterplan will not change or alter the quantum of development on the estate which has previously been approved.</p> <p>Officers consider that overall this policy has been met and the form of development proposed represents the most sustainable use of brown field land.</p>
D5	Outlook – Adequate sunlight, daylight, privacy and outlook.	The proposed changes to the masterplan and alterations to the height of some of the blocks in Phase 1B are considered to improve the relationship to neighbouring properties as well as the conditions for future occupiers of the new development. A Daylight and Sunlight assessment will be required at the reserved matters stage.
D6	Street Interest – Produce vibrant streets, avoid blank walls.	The proposed changes to the masterplan are considered to enhance the development and will create a new tree lined avenue with buildings fronting onto it, and a clearly defined public square with buildings and activities fronting onto it.
D9 & 10	Designing Out Crime & Improving Community Safety – Buildings should be designed to reduce crime and fear of crime. This to be secured through planning obligations.	<p>The proposed changes to the masterplan are considered to enhance the development and will create a new tree lined avenue with buildings fronting onto it, and a clearly defined public square with buildings and activities fronting onto it.</p> <p>It is considered that the application accords with this policy. The Police will be consulted on Reserved Matters applications which will be expected to consider these aspects further.</p>
D11	Landscaping – <ul style="list-style-type: none"> • Achieve a suitable visual setting for buildings. • Provide attractive and accessible spaces. • Contribute to community safety, environmental and 	The proposed changes to the masterplan including the creation of a formally defined public square and new tree lined avenue are considered to comply with the requirements of this policy.

UDP POLICY	KEY REQUIREMENT	COMMENT
	ecological quality	
HC17	Archaeological Remains – Local.	English Heritage have previously signed off a details in relation to archaeological investigation. Therefore the archaeology condition is acceptable.
M1	Transport Accessibility - The council will expect major developments to be in locations which are, or will be made, accessible by a range of modes of transport.	The site is accessible by a variety of transport modes including the car, tube and bus. A comprehensive network of cycle and pedestrian routes are proposed within the scheme boundary.
M2	Transport Impact Assessment - The council will require developers to submit a full transport impact assessment.	The original outline application was accompanied by a full Transport Assessment which demonstrated how the scheme will mitigate its impact. The proposed changes to the masterplan are not considered to impact on the transport modelling.
M3	Travel Plans - For significant trip-generating developments the council will require the occupier to develop and maintain a Travel Plan.	A draft Travel Plan has been submitted with the reserved matters application for Phase 1B.
M4	Pedestrians and Cyclists -Widening Opportunities The council will identify additional cycle routes in the location and design of new developments. Developers will be expected to encourage cycling through provision of new facilities.	The proposed changes to the masterplan will continue to provide for cycling. The new Avenue has been designed to take account of cyclists whilst quieter side roads also provide routes for cycling.
M6	Public Transport – Use - Developments Should be located and designed to make use of public transport more attractive by providing improved access to existing facilities, and develop new routes and services	The creation of a north-south route through the regeneration will allow new and diverted bus routes and improve permeability through the site where currently buses have to turn around and double back on themselves. The new Avenue will include the provision of new bus stops.
M11	Safety of Road Users - The council will ensure that the safety of road users, particularly those at greater risk, is taken fully into account when considering development proposals	All junction improvements have been subject to Road Safety Audits. All internal highway junctions will be subject to s278 agreements which will include technical assessment and road safety audits.
M13	Safe Access to New Development - The council will expect developers to provide safe and suitable access for	The changes to the masterplan will continue to provide a safe, accessible and legible network of new streets which will be designed to take

UDP POLICY	KEY REQUIREMENT	COMMENT
	all road users (including pedestrians) to new developments.	account of all users.
M14	<p>Parking Standards - The council will expect development to provide parking in accordance with the London Plan parking standards, except in the case of residential development, where the standards will be:</p> <ul style="list-style-type: none"> i. 2 to 1.5 spaces per unit for detached and semi-detached houses; ii. 1.5 to 1 spaces per unit for terraced houses and flats; and iii. 1 to less than 1 space per unit for development consisting mainly of flats. 	The proposed changes to the masterplan will change the boulevard to an avenue. This will result in there being less on-street car parking. The details of parking within each phase will have to be agreed under the reserved matters applications.
H1	Housing –Allocated sites	The application is in accordance with the policy as it will deliver 2,977 new units (a net increase of 1,663 units given that 1,314 of the existing properties will be demolished). The principle of the provision of residential units at the site is entirely consistent with planning policy, and the use of previously developed land is also supported at national, regional and local level.
H5	Affordable Housing – Should negotiate the maximum reasonable amount of affordable housing.	The proposed changes to the masterplan will not affect the level of affordable housing being delivered across the development.
H16	<p>Residential Development – Character. Integrate with existing patterns of development -</p> <ul style="list-style-type: none"> • Be well laid out • Provide adequate daylight • Provide a safe and secure environment • Maintain privacy • Provide adequate amenity space. 	The proposed changes to the masterplan and alterations to the height of some of the blocks in are considered to improve the relationship to neighbouring properties including daylight and sunlight. Details will be required at the reserved matters application stage to demonstrate that adequate privacy and amenity space are provided.
H20	Residential Development – Public Recreational Space – Housing Development should provide proportionate amounts of public recreational space.	The proposed changes to the masterplan will not affect the level of public open space that will be provided in the redevelopment. In particular the changes to the Avenue will ensure that the Southern Park is not reduced in size.

UDP POLICY	KEY REQUIREMENT	COMMENT
H21	Residential Density – Will favourably consider higher densities at Mill Hill East provided they comply with Policy D1 and related to their surroundings.	The proposed changes to the masterplan will not alter the overall number of dwellings to be constructed in the regeneration and therefore the overall density will remain the same.
CS1&2	Community and Religious Facilities & Planning Obligations – Should be appropriately located and secured by planning obligations where appropriate.	The scheme will continue to provide a new replacement library, community centre, health centre, day centre and other community facilities as per the approved outline consent.
CS10 & 11 & 13	Health Care Facilities & Multiple Use & Planning Obligations – Should be easily accessible and capable of multiple use.	The outline application includes the provision of a replacement health centre in the development. This will be unaffected by the proposed changes to the masterplan.
TCR7	Out of centre locations	The outline consent includes the provision of 2,217 of Class A1 floorspace including a supermarket no greater than 1,395 sqm. This will not be affected by the proposed changes to the masterplan.

Table 2 – London Plan Policies

LP POLICY	KEY REQUIREMENT	COMMENT
3A.3	<p>Maximising the potential of sites – Development should achieve the maximum intensity of use compatible with local context, design principles and public transport capacity.</p>	<p>The London Plan designates Mill Hill East as an Area of Intensification with ambitious targets for new homes and jobs. The implication of this designation is that a higher level of development is envisaged in this area.</p> <p>The application achieves densities in accordance with the upper ranges of the London Plan density matrix. The urban design framework takes account of the local context and public transport accessibility will increase as a result of the proposal.</p> <p>Officers consider that the development will maximise the potential of the site in accordance with this policy.</p>
3A.5	<p>Housing Choice –</p> <ul style="list-style-type: none"> • New developments should offer a range of housing choices. • Should be built to Lifetime Home standards. • 10% Wheelchair accessible. 	<p>The development will offer a range of housing tenures and will achieve Lifetime Home standards wherever possible.</p> <p>10% of units will be capable of adaptation to wheelchair standards. Officers consider that all relevant criteria are met.</p>
3A.7	<p>Large residential developments - Boroughs should encourage proposals for large residential developments in areas of high public transport accessibility including provision of suitable non-residential uses within such schemes. Boroughs should prepare planning frameworks for all large sites capable of accommodating more than 500 dwellings.</p>	<p>An AAP has been adopted for Colindale which encompasses the Grahame Park Estate development. The AAP accounts for approved developments including Grahame Park and sets a target of delivering 10,000 new homes and 1000 jobs.</p>
3A.8, 3A.9 & 3A.10	<p>Definition of Affordable Housing, Affordable Housing Targets, Negotiating Affordable Housing -</p> <ul style="list-style-type: none"> • Affordable Housing should seek to meet the full spectrum of housing need. • Boroughs should set affordable housing targets based on an assessment of housing need and supply. • Boroughs should seek the 	<p>Of the existing dwellings on the estate, 463 will be retained and 2,977 new homes will be constructed. The overall housing mix will comprise 1,977 private units for sale and 1,000 social rented and affordable units. The development will provide a range of affordable housing tenures including social rent, shared equity/ownership and private sale.</p>

LP POLICY	KEY REQUIREMENT	COMMENT
	maximum reasonable amount of affordable housing.	
3A.15	Loss of Housing and affordable housing.	The proposed changes to the masterplan do not affect the overall quantum of housing or the number of affordable homes that will be delivered.
3A.18	<p>Protection and enhancement of social infrastructure and community facilities –</p> <p>Provision should be made for adequate and appropriate facilities within easy reach of the population that will use them.</p>	The proposed changes to the masterplan continue to provide a new library, community centre and housing office around the new Southern Square withn easy reach of the tube station and bus services.
3A.23	Health Impacts – major new developments should assess health impacts and promote public health.	The development will replace the existing Grahame Park health centre with a new facility of the same size with the option for the PCT to take additional space. This remains unaffected by the proposed changes to the masterplan.
3C.20	Improving conditions for buses	The proposed changes to the boulevard will include relocated bus stops. The overall strategy for bus routes through the development will not be affected.
3C.21	Improving conditions for walking	Improvements to pedestrian linkages to the existing footpath network are proposed. New streets and routes are created which provide improved and enhanced walking environment.
3C.22	Improving Conditions for cycling	The new development will continue to link into the wider cycle network.
3C.23	Parking strategy	Appropriate levels of car parking are proposed. On-street parking will be controlled by a comprehensive parking management strategy. Funding is secured for changes to the existing CPZ and other appropriate controls in adjacent areas as appropriate.
3D.11	<p>Open space provision –</p> <ul style="list-style-type: none"> • Identify areas of public open space deficiency. • Future open space needs should be considered in planning policies for opportunity areas. • Encourage functional and physical linkages with the network of open spaces and the wider public realm. 	<p>The proposed changes to the masterplan do not alter the amount or location of public open space across the development.</p> <p>The application continues to comply with this policy.</p>

LP POLICY	KEY REQUIREMENT	COMMENT
	<ul style="list-style-type: none"> Identify, promote and protect Green Corridors and Green Chains. 	
3D.13	<p>Children and young people's play and informal recreation strategies.</p> <ul style="list-style-type: none"> Children should have safe access to good quality play and informal recreation provision. Developments that include housing should make provision for play on informal recreation based on expected child population. 	<p>The distribution of play areas and spaces throughout the development are not affected by the proposed changes to the masterplan.</p> <p>The application continues to comply with this policy.</p>
4A.3	<p>Sustainable Design and Construction –</p> <ul style="list-style-type: none"> Make effective use of land and existing buildings Reduce carbon dioxide emissions and other emissions. Design for flexibility. Make most effective use of resources Minimise energy use Manage flood risk Promote sustainable waste behaviour. Encourage living roofs Reduce noise impacts. 	<p>All the main criteria of this policy will be met.</p> <p>The application has been designed to maximise the use of land close to existing public transport and planned new transport investment.</p> <p>The proposals for the use of sustainable drainage systems and green and brown roofs will reduce flood risk and enhance biodiversity.</p> <p>New units will be built to a minimum of Code Level 3 for Sustainable Homes.</p>
4A.5	<p>Provision of heating and cooling networks.</p>	<p>The development does not include the provision of an energy centre or district heating network due to the viability of the scheme. This has been justified through the business case for the development which has been independently verified by the Council's cost consultants.</p> <p>Units in Phase 1B have been designed so that they could be connected to an energy network in the future.</p>
4A.6 & 4A.7	<p>Decentralised Energy & Renewable Energy –</p> <ul style="list-style-type: none"> Heating, cooling and power systems should be selected to minimise carbon dioxide emissions. 	<p>The development does not include the provision of an energy centre or district heating network due to the viability of the scheme. This has been justified through the business case for the development which has been independently verified by the Council's cost consultants.</p>

LP POLICY	KEY REQUIREMENT	COMMENT
	<ul style="list-style-type: none"> Developments should achieve a reduction on carbon dioxide emissions of 20% from on site renewable energy regeneration 	Units in Phase 1B have been designed so that they could be connected to an energy network in the future.
4A.12 & 4A.13	Flooding & Flood Risk Management	The proposals in the planning application have been based on a comprehensive flood risk assessment approved by the Environment Agency. It is considered that the application complies with this policy.
4A.14	Sustainable Drainage – Surface water run off should be minimised in line with a drainage hierarchy.	The development would achieve run off rates that have been agreed with the Environment Agency. A range of sustainable urban drainage systems are proposed.
4A.19	Improving Air Quality <ul style="list-style-type: none"> Improve the integration of land use and transport policy and reduce the need to travel. Promote sustainable design and construction. Air Quality Assessments should be undertaken. Improved energy efficiency and energy use leading to emissions reductions. 	The application has considered and assessed air quality as part of the Environmental Statement Addendum. The proposed changes to the masterplan will not give rise to significant increases in air pollutants.
4A.28	Construction, excavation and demolition waste – Developments should minimise construction waste	A Construction Management Plan will be submitted with each of the reserved matters applications controlling the amount of construction waste and ensuring reuse on the site is proposed in accordance with the key criteria in the policy.
4B.1	Design Principles for a compact city – <ul style="list-style-type: none"> Maximise the potential of sites Promote high quality design Mitigate climate change Respect local context Provide a mix of uses Be accessible/ permeable Be sustainable, secure, legible Respect the natural environment. 	The proposed changes to the masterplan to not fundamentally alter the urban design principles that underpin the scheme. The regeneration demonstrates compliance with this policy and proposes a development comprising a balance of uses including appropriate forms of high quality residential led development suitable for its strategic and suburban location.
4B.3	Enhancing the Quality of the public realm – <ul style="list-style-type: none"> Develop a coherent and strategic approach to the 	The proposed changes to the masterplan including the creation of a formally defined public square and new tree lined avenue are considered to comply with the requirements of this policy. The Reserved

LP POLICY	KEY REQUIREMENT	COMMENT
	public realm. <ul style="list-style-type: none"><li data-bbox="370 243 558 275">• Accessible<li data-bbox="370 279 708 310">• Integrate water space.	Matters applications will consider these aspects in more detail.

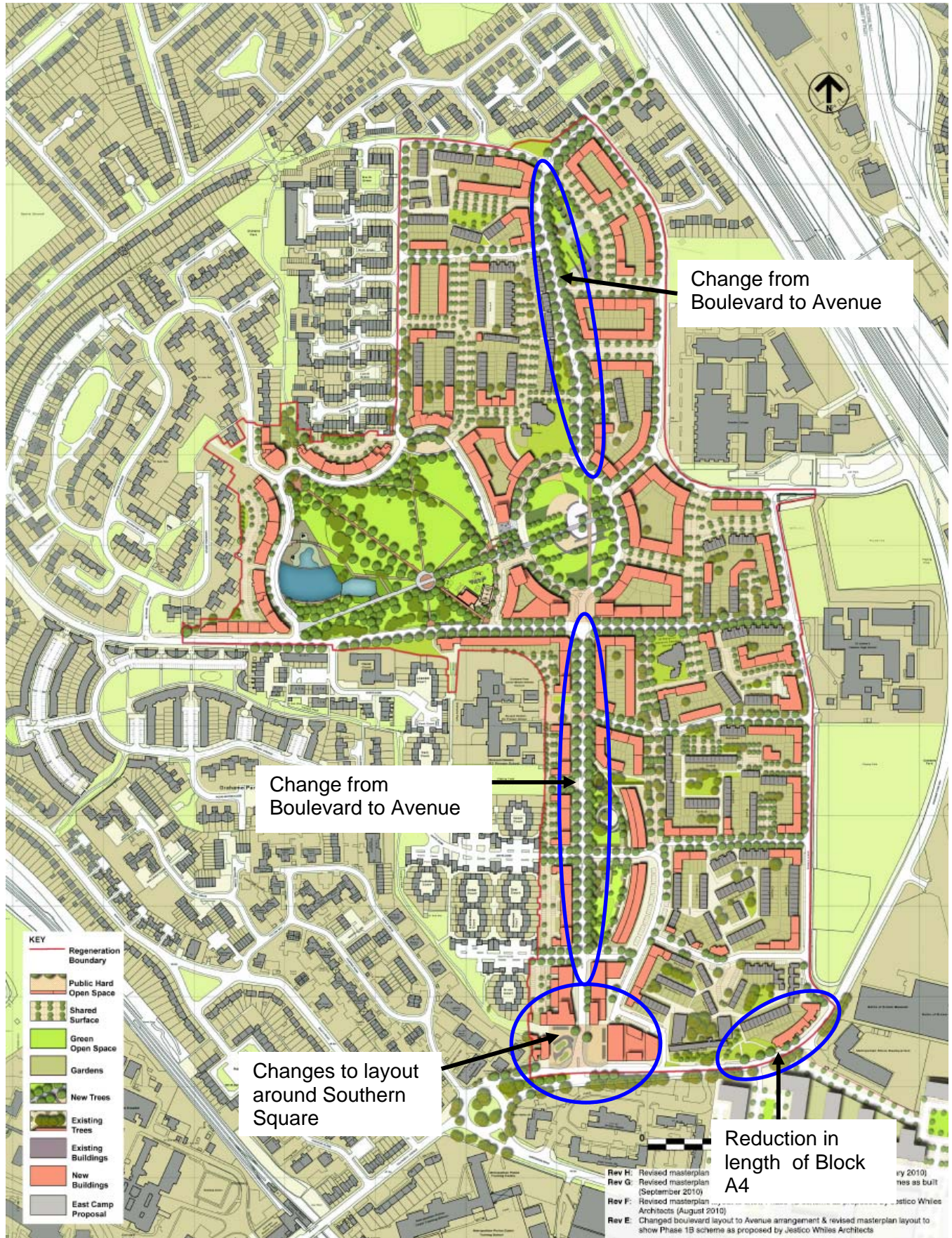
APPENDIX 2

Approved and Proposed Amended Masterplan

Approved Masterplan (PL.03 RevD)



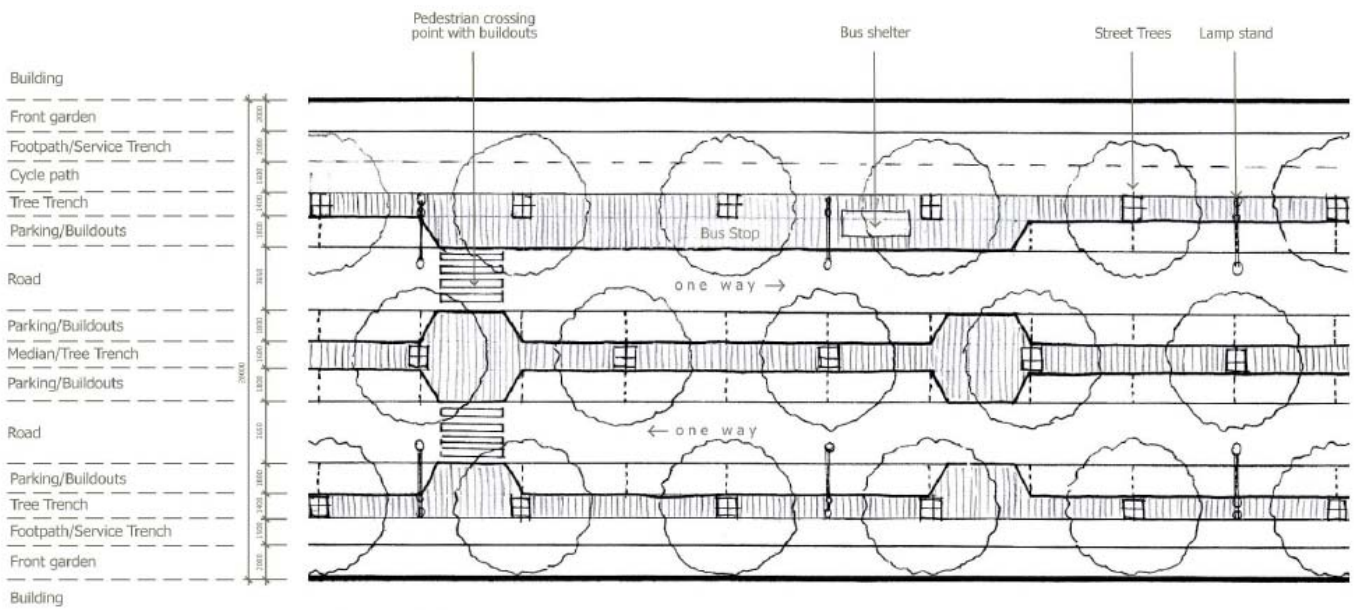
Amended Masterplan (PL.03 RevH). Main areas of change are circled in blue.



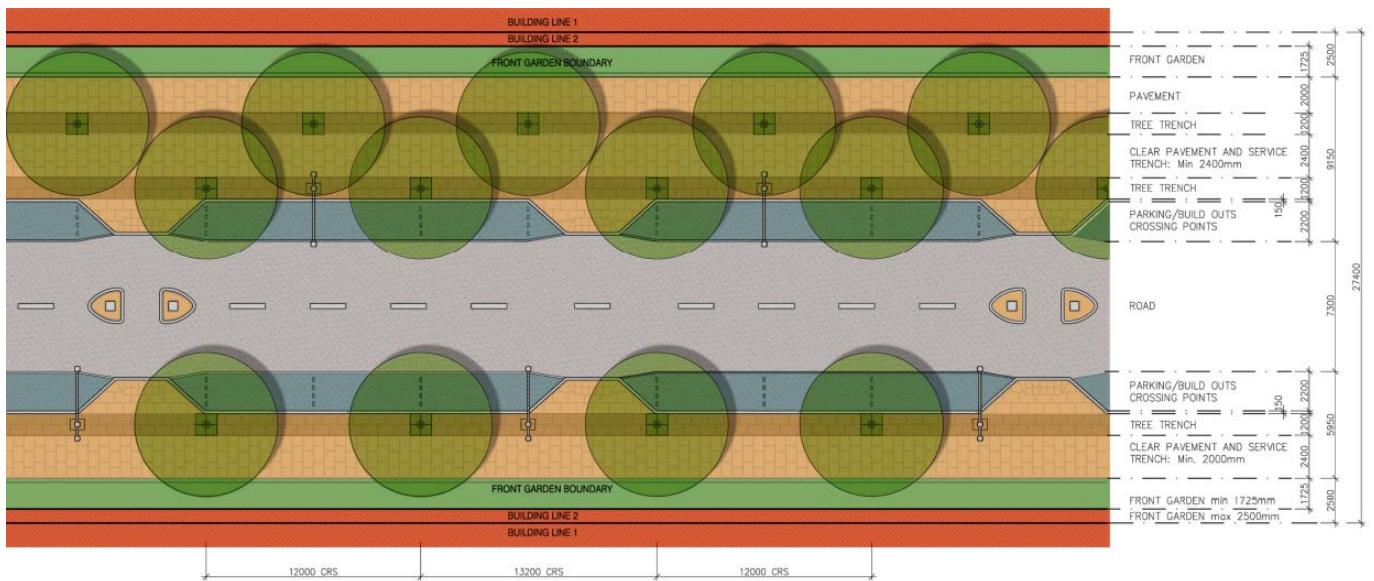
APPENDIX 3 – Change from Boulevard to Avenue



Indicative approved Boulevard layout



Indicative proposed Avenue layout



APPENDIX 4

Proposed Layout Changes in Phase 1B



Extract from approved masterplan showing area for Phase 1B



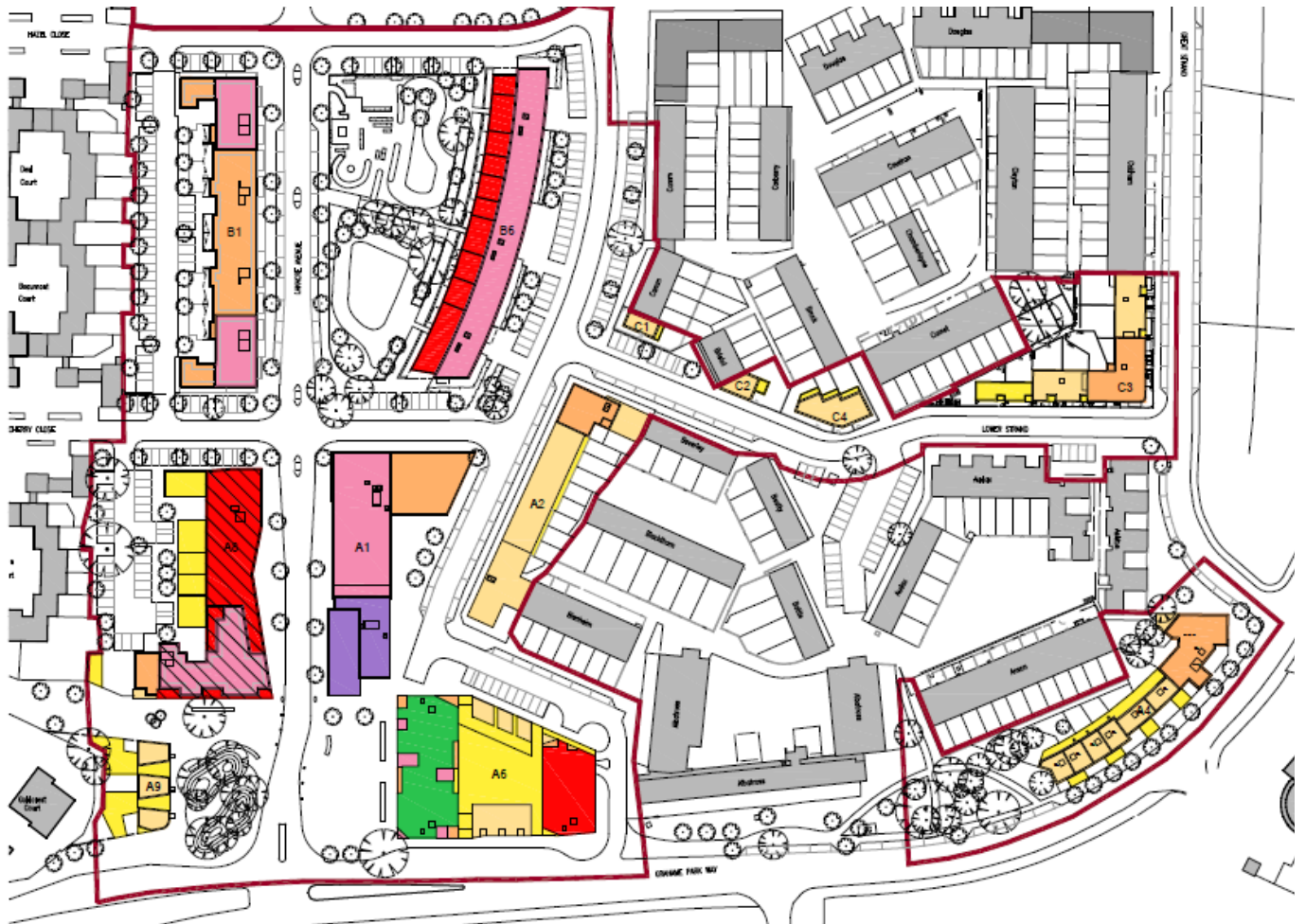
Proposed block layout for Phase 1B

APPENDIX 5 – Approved and Revised Heights Plan for Phase 1B

Extract from masterplan heights plan



Heights plan for Phase 1B



- 1/2 STOREY
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 5.5 STOREY
- 6 STOREY
- 6.5 STOREY
- 7 STOREY
- 13 STOREY

APPENDIX 6

Visual Impact Assessment

View 1 from Colindale Underground Station looking north east along Colindale Avenue



View of approved scheme with 11 storey tower



View of revised scheme with 13 storey tower

View 2 looking into the Southern Square from Grahame Park Way



View of approved scheme with 11 storey tower



View of revised scheme with 13 storey tower

LOCATION: Phase 1B, Grahame Park Estate, Colindale, London NW9

REFERENCE: H/00308/11

WARD: Colindale

APPLICANT: Choices for Grahame Park Limited

PROPOSAL: 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 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, together with details of traffic management/highway improvements (condition 11) and phasing plans (condition 47) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49.

Received: 20 January 2011
Accepted: 24 January 2011
Expiry: 21 April 2011
Final Revisions:

BACKGROUND

Grahame Park Estate is the largest council housing estate in the borough. Although popular with many early residents when it was first built in the 1970s, significant problems arose due to a combination of factors including the concentration of vulnerable and disadvantaged people and the estate's design which isolates it from the surrounding areas. As a result Grahame Park has suffered from serious decline and socio-economic problems over the years.

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 Estate 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 (reference W01731JS/04). 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 the Section 106 and Principal Development Agreement for the regeneration, outline planning permission was granted on the 31st January 2007.

The detailed design for the first substantive phase of the development (Phase 1A) was approved in January 2008. This phase will deliver 319 units of which 50% are affordable, along with the re-landscaping and enhancement of Grahame Park Open Space (now renamed

Heybourne Park). This first phase of the development is currently under construction with the first units expected to be completed in June 2011 and the re-opening of the park planned in April.

Following the grant of outline consent in 2007, Choices submitted a Section 73 planning application in 2008 (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. To prevent this planning permission from expiring Choices applied in December 2010 to extend the time limit for implementation for this permission. This was subsequently approved on the 19th January 2011 (reference H/04448/10) giving a further 12 months for the reserved matters for Phase 1B to be submitted.

In early 2008, Choices for Grahame Park held an RIBA design competition to select the architect for Phase 1B of the regeneration. This phase is located at the southern end of the estate between Lanacre Avenue, Grahame Park Way and Great Strand. The competition asked architects to produce designs for the 'Southern Square' and the buildings that surround it. The Grahame Park Residents' Design Panel played a major role in the architectural selection process and their views on the architect's design approach and communication skills informed the Evaluation Panel's decision. A design team led by Jestico + Whiles, including Peter Barber Architects, Studio 54 and Novell Tullett Landscape Architects were selected as the winning design team to produce the detailed designs for Phase 1B.

The design team undertook a review of the approved masterplan and identified a number of issues that needed to be addressed. Their proposed scheme for Phase 1B therefore propose some changes to the layout of buildings in Phase 1B in order to make improvements to the quality of the Southern Square and relationship to adjacent properties. This includes changes to the layout of the main access road through the estate (the new Avenue), and the height, massing and form of buildings and spaces at the southern end of the masterplan. These changes require the approved masterplan to be updated.

Therefore Choices have submitted a Section 73 application which seeks to vary a number of the conditions on the outline planning consent (see separate application reference H/00309/11). The changes include alterations to the approved plans, to reflect proposed changes to Lanacre Avenue (changing from a 'boulevard' to an 'avenue') and changes to the Southern Square (including the construction of a new building on the western side - subject to a separate full application – and alterations to the height, form and massing of other buildings). These alterations will enable the next phase of this flagship regeneration project to come forward.

APPLICATION SUMMARY

This application has been submitted in conjunction with the Section 73 application. Subject to the amended masterplan being approved this application seeks approval for the reserved matters for Phase 1B. These comprise the detailed design of the buildings and the landscaping.

Phase 1B represents the next substantive phase in the regeneration of Grahame Park Estate and will deliver 446 residential units (including 5 units in Block A9 which is the subject of a separate application), 5,483sqm of non-residential floorspace including a library, community centre, supermarket and ancillary retail units. This phase will deliver 55 social rented affordable homes and 18 shared ownership affordable homes. The remaining 353 units will be for private sale. The units will achieve Code Level 3 for Sustainable Homes. 60% of the units comply with Lifetime Homes standards (the remaining 40% are fully compliant with the exception of 2 requirements) and 10% of the homes will be wheelchair adaptable.

Phase 1B comprises buildings arranged around the Southern Square and Southern Park with a central avenue running north from Grahame Park Way which will replace Lanacre Avenue. The Southern Square is enclosed by buildings of 3 and 7 storeys with a 13 storey tower in the north west corner. Buildings around the Southern Park are predominantly 4 and 5 storeys with taller 6 storey elements on key corners. A new part 3, part 4 storey building will replace Cody on the corner of Great Strand and Lower Strand and a new part 3, part 4 storey building will be located along Grahame Park Way near the corner with Great Strand. Finally a number of small in-fill buildings are proposed along Lower Strand which will be extended to link to the new Avenue to the west.

A car parking level of 74% (0.74 spaces per unit) is provided for this phase based on its location at the southern end of the estate close to Colindale Underground Station and bus services. Residential car parking is provided in a mixture of private courts behind some of the blocks, on street parking which is privately controlled and spaces on the adoptable highway.

Phase 1B will deliver substantive new public space in the form of the new Southern Square and the southern half of the new Southern Park. The Southern Square is a formally defined hard landscaped space which will provide the main gateway into the development. It acts as an anchor to the new Colindale Neighbourhood Centre which is identified in the Colindale AAP and will provide space for formal and informal community events and functions. A new community hub will be delivered around the Southern Square which will include a new library, community centre and housing office which will replace the existing facilities currently located in the Concourse. These uses are complemented by the new supermarket and small retail shops and facilities.

Choices are working in close partnership with the Council to deliver the regeneration. Choices have secured £6million Social Housing Grant from the Homes and Communities Agency (HCA) to deliver affordable housing within Phase 1B. Without this grant Phase 1B is not viable. The grant is subject to conditions which require this phase to start on site in March 2011 and for the affordable units to be handed back from the contractor to Choices by March 2014. This presents a tight programme for delivery. Choices have entered into a building contract with Countryside Properties for Phase 1B. Initial strip out and demolition is now underway on the site.

In addition to this application and the Section 73 application, there are two further accompanying applications which have been submitted in relation to Phase 1B. These are:

1. A separate application for a building known as Block A9 which sits within Phase 1B. Because Block A9 wasn't shown in the original masterplan Choices have submitted a full planning application for the building. The changes to the masterplan being proposed under the Section 73 application and the Reserved Matters application both incorporate this building. (Reference H/00310/11)
2. A separate application for the creation of a temporary car park on land off Lanacre Avenue to the south of Hundred Acre has been submitted. This car park will serve properties in Phase 1B to supplement car parking provision and would be removed when subsequent phases of the regeneration come forward. (Reference H00890/11).

RECOMMENDATION:

APPROVE subject to the following conditions:

1. Approved Plans

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

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 P01 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 Typical1-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

Reason:

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

2. Time Limit

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

Reason:

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

3. Supermarket Hours of Opening

The supermarket within Block A6 of the development hereby permitted shall not be open to customers before 8am or after 8pm on weekdays and Saturdays or before 10am or after 6pm on Sundays and Bank Holidays. Any proposed extension of these times will only be agreed subject to a satisfactory noise report and mitigation proposals which must be agreed in writing by the Local Planning Authorities.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.

4. Supermarket Hours of Deliveries

No 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.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.

5. Servicing and Deliveries Management Plan

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.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006 and to safeguard the amenities of occupiers of adjoining residential properties and the surrounding area.

6. Retail Units

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.

Reason:

To ensure that small retail units are provided and ensure that the retail floorspace does not impact on the vitality and viability of neighbouring town centres.

7. Community Centre Management Plan

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

Reason:

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

8. Sound Insulation from Commerce

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).

Reason:

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

9. Materials

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.

Reason:

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

10. Architectural Details

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.

Reason:

To ensure a high quality appearance to the development and safeguard the visual amenities of the surrounding area.

11. Details of Stopping Up of Public Highways

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.

Reason:

To ensure that adequate public access is provided throughout the development.

12. Hours of Construction

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

Reason:

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

13. Temporary Car Park

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.

Reason:

In order to ensure that parking spaces are made available at the time the development requires it.

14. Parking Management Plan

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.

Reason:

To ensure that on site car parking is adequately managed and controlled.

15. Code for Sustainable Homes

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.

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).

16. BREEAM Standard for Supermarket

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 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.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

17. BREEAM Standard for Library and Community Centre

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.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

18. Security Management Plan

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.

Reason:

To ensure that the development provides a safe and secure environment.

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 sub regional 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 over ground 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
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
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
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	Construction of single storey community facility to replace existing log cabin adventure playground, and associated landscaping and vehicle	APPROVED 11 th December 2007

	Lanacre Avenue to the South and Quakers Course to the East, London NW9	drop off.	
H/04448/10	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north, Colindale, NW9 5UP	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."	Approved 16 th February 2011
H/05110/10	Grahame Park Estate, (Phase 1B of Regeneration), London NW9	Prior Notification for proposed demolition of buildings in relation to Phase 1B of the Regeneration of Grahame Park Estate comprising of 18 residential buildings of 1 to 4 storey brick and concrete flats, one single storey non-residential building and some separate garages.	Approved 18 th February 2011

1.3 Pre-Application Public Consultation and Community Engagement

Choices have submitted a Statement of Community Involvement with this application which sets out the methods they have used to engage and consult the residents and local community on the project.

Choices have used a number of means to engage people in the process including, exhibitions, meetings, home visits, workshops, visits to similar facilities, the Grahame Park Design Panel, Residents' Forums, questionnaires, comment sheets and newsletters. All events were publicised in the newsletters delivered to all homes on the Grahame Park Estate, as well as targeted invitation letters to residents of adjoining estates, and posters on local notice-boards, in local shops and in the One Stop Shop and Library. Residents and stakeholders were directly involved in the process for selecting the consultant architectural team.

Pre-planning exhibitions for Phase 1B were organised by Choices and held at the Orion School on 7th and 9th September, and at the RAF Museum on 7th and 9th October 2010. These exhibitions were advertised in the Grahame Park newsletter (which is delivered to all homes on Grahame Park) and in leaflets delivered to neighbouring housing and invitations were sent to all households in Goldcrest Court and to homes in The Willow Gardens Estate which are closest to this phase of the development.

The Exhibition information has been retained on display at Choices for Grahame Park's premises at number 15 The Concourse, where drop-in surgeries are held every Tuesday morning and Thursday afternoon. This enables casual visitors to view the information, make comments, and see the exhibition displays.

Nearly 100 people attended the events, including residents due to be moved out of Phase 1 b, residents in properties not due for demolition, and residents living in nearby The Willow Gardens and Goldcrest Court. Most people were principally interested in when the regeneration that affected them was happening, and were interested in Phase 1 b designs and flat-types. There was a general appreciation that the proposals were an improvement over the masterplan and several people noted that the new buildings would be located further from them than was originally intended. Concern relating to parking was noted and the introduction of a Controlled Parking Zone was requested. Two residents from Beverley requested that Lower Strand should be made one-way for traffic. One resident from Goldcrest Court was particularly concerned that there should be no "dead space" between their building and the proposed new mixed-use block, A9.

Residents from The Willow Gardens estate had previously expressed concern about the continuity of rear garden access during and after the works. It had been agreed that separate meetings would take place with the architects to produce a landscaping design that would afford privacy without making the gardens too dark. The first of these meetings happened on 3 December 2010 and boundary treatment proposals were presented at the estate's AGM in January 2011.

1.4 Statutory Consultation

Comments from Residents

This application was consulted alongside the Section 73 application and Block A9 application. Local residents and businesses were consulted by letter dated the 24th January 2011. The application was advertised in the press on the 27th January 2011 and site notices were displayed at the site.

Neighbours Consulted:	Over 4000	Replies:	0
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Statutory Bodies/External Organisations Consultation Responses

- Environment Agency – No objection

The Environment Agency previously requested the following planning condition to be imposed on any planning permission granted. This has been included in the conditions above.

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.

- Highways Agency – No objection

The Highways Agency has confirmed that they have no objections to the section 73 application.

- Natural England – No objection

The proposed variations do not significantly alter the application as previously submitted, and subject to the protection and enhancement of the Graham Park Site of interest for Nature Conservation (SINC) Natural England does not wish to offer any substantive comments.

- Sport England

No comments received.

- Veolia Water

No comments received.

- Metropolitan Police Service - No objection

Barnet Police have no objections in principle to the proposal to vary conditions as listed by the Section 73 application. They have confirmed that they have met with the Design Team and Choices for Grahame Park to discuss matters of Crime Prevention Through Environmental Design and that a commitment to Secured By Design certification has been discussed.

- London Fire Brigade - No objection

The London Fire and Emergency Planning Authority have confirmed that they are satisfied with the proposals in relation to fire precautionary arrangements.

- National Grid

No comments received.

- Arquiva (Formerly National Grid Wireless) – No objection

Arquiva is responsible for providing the BBC and ITV's transmission network and is responsible for ensuring the integrity of Re-Broadcast Links. They have confirmed that they do not consider that the development is likely to have an adverse effect on their operations and have concluded that they have no objection to the application.

2. DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

Description of Grahame Park Estate

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.

Background to the 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 ('Choices') 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 regeneration will be built out in phases. Reserved matters were approved in January 2008 for the first phase (Phase 1A) which comprises 319 residential units and includes the remodelling and enhancement of Grahame Park Open Space. The construction of this phase commences in 2009 and is well advanced with the first completions of the residential units expected in Summer 2011. The re-landscaped Grahame Park Open Space has been renamed 'Heybourne Park' and was formally opened to the public on the 13th April 2011. A summary of development approved to date is provided in the table in **Appendix 1**.

Site for Phase 1B

The approved regeneration of Grahame Park Estate is divided into phases. This application relates to Phase 1B of the development which comprises an area at the southern end of the estate largely bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Great Strand to the east. The phase stretches north from Grahame Park Way to Hundred Acre and Little Strand. A plan showing the location of Phase 1B is provided in **Appendix 2**.

This part of the estate comprises buildings ranging from 2 storeys to 5 storeys. A central pedestrian path runs up through the estate leading to the Concourse further north. This path is isolated from the surrounding area and as a result the estate is inward looking. Car parking and garage blocks are located on the fringes of the estate.

Mature trees are located throughout the area.

A number of buildings will be retained including Anson, Albatross, Ashton, Audax, Blenheim, Blackthorn, Battle, Beverly and Beatty.

The red line boundary for this phase includes the southern end of Lanacre Avenue between Hundred Acre and Grahame Park Way.

Colindale Tube Station is approximately 350m to the south west along Colindale Avenue.

Willow Gardens Estate is located to the west of the site and Platt Hall (student halls of residents for Middlesex University) and Beaufort Park are located to the south and east on the south side of Grahame Park Way.

The land to be developed in Phase 1a is all within the ownership of either Choices or the Council. This accords with the requirements of Condition 51 of the outline planning consent.

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.

The time limit on this consent was extended on the 19th January to give the applicants a further 12 months from the 9th April 2011.

Description of Development Proposed Under this Application

Choices for Grahame Park are now seeking approval for the details of Phase 1B of the development. This phase comprises the construction of 446 new residential units (including 5 units in Block A9 which is the subject of a separate application H/00310/11) following the demolition of 208 existing properties, and the provision of 5,483sqm of non-residential floorspace including a library, community centre, supermarket and ancillary retail units. This

phase will deliver 55 social rented affordable homes and 18 shared ownership affordable homes. The remaining 353 units will be for private sale.

The new homes will be constructed in 11 blocks ranging from three storeys to thirteen storeys primarily arranged around the Southern Square, Southern Park and central avenue. The Southern Square is enclosed by buildings of 3 and 7 storeys with a 13 storey tower in the north west corner. Buildings around the Southern Park are predominantly 4 and 5 storeys with taller 6 storey elements on key corners. A new part 3, part 4 storey building will replace Cody on the corner of Great Strand and Lower Strand and a new part 3, part 4 storey building will be located along Grahame Park Way near the corner with Great Strand. Finally a number of small in-fill buildings are proposed along Lower Strand which will be extended to link to the new Avenue to the west. A block layout plan for Phase 1B is provided at **Appendix 3**.

Phase 1B will deliver substantive new public space in the form of the new Southern Square and the southern half of the new Southern Park. The Southern Square is a formally defined hard landscaped space which will provide the main gateway into the development. It acts as an anchor to the new Colindale Neighbourhood Centre which is identified in the Colindale AAP and will provide space for formal and informal community events and functions. A new community hub will be delivered around the Southern Square which will include a new library, community centre and housing office which will replace the existing facilities currently located in the Concourse. These uses are complemented by the new supermarket and small retail shops and facilities.

The principle of overall regeneration along with locations of buildings and access has been approved at the outline application stage. The masterplan for the regeneration will be updated under the Section 73 application (ref: H/00309/11) being considered in parallel to this application. The updated masterplan establishes the revised locations of the buildings in Phase 1B along with parameters for height and access.

The elements 'reserved' for future consideration are set out in Condition 6 of the outline planning consent which defines the reserved matters as the following:-

- i) design of the buildings, including floor areas, height and massing;
- ii) external appearance; and
- iii) landscaping (including trees to be removed and new landscaping proposed)

This application therefore seeks approval for the reserved matters for Phase 1B in accordance with the revised masterplan. It is therefore only these matters that are being considered in this application.

Other Applications Being Considered

The following applications have been submitted in parallel with this application and will be considered at the same committee meeting:

- i) Section 73 Application to update the approved masterplan (H/00309/11)

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 outline planning permission ref: W01731LB/07 granted on 9 April 2008 for the regeneration of Grahame Park Estate. Application accompanied by an Environmental Statement Addendum.

The section 73 application seeks to vary the approved plans set out in condition 4 of the outline planning permission. The main change being sought is to the layout of part of the original masterplan approved under outline planning permission reference W01731JS/04 (subsequently extended by planning permission H/04448/10). Since the approved plans are also mentioned in other conditions a number of other conditions also need to be updated to ensure they reflect the proposals being brought forward. Some other changes to the wording of conditions are also required to allow the development to come forward in sub-phases.

ii) Block A9 (H/00310/11)

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).

A separate stand alone application has been submitted for a new building within Phase 1B known as Block A9. This is a three storey building on the west side of the new Southern Square which wasn't shown in the original masterplan. As a result it needs a separate planning permission. It should be noted that the proposed changes to the masterplan under the Section 73 application have taken this building into account. In addition Block A9 has been fully considered as part of the preparation of the Reserved Matters submission for Phase 1B.

iii) Temporary Car Park (H00890/11)

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 of existing surface level car parking spaces.

A separate application for the creation of a temporary car park on land off Lanacre Avenue to the south of Hundred Acre has also been submitted. This car park will serve properties in Phase 1B to supplement car parking provision and would be removed when subsequent phases of the regeneration come forward.

3. PLANNING APPRAISAL

3.1 Environmental Impact Assessment

A scoping request was submitted on 10 May 2010 in relation to the proposed changes to the masterplan now being sought under the separate Section 73 application (H/00309/11). The Council issued a Scoping Opinion on the 30 June 2010 agreeing that an addendum to the original Environmental Statement would be required. The Section 73 application was then submitted on 20 January 2011 and was accompanied by the ES Addendum (January 2011) assessing the environmental impacts of the proposed changes.

The purpose of the Section 73 application is to update the masterplan to reflect the layout of the buildings in Phase 1B around the Southern Square and new Avenue. The ES Addendum assessed the potential environmental effects of these changes. This reserved matters application is in compliance with the details that were assessed in the ES Addendum (January 2011).

In terms of the Environmental Impact Regulations the environmental impacts of the proposed changes to the masterplan have been fully considered by the Local Planning Authority. Officers consider that there are no additional significant environmental impacts that arise from this reserved matters application to those that have been considered and assessed within the ES Addendum (January 2011) submitted with the Section 73 application. Therefore an Environmental Statement is not required for this application. Instead the application is supported by the following technical reports:

- Tree Condition Survey
- Transport Assessment
- Travel Plan
- Flood Risk Assessment
- Noise Assessment
- Air Quality Assessment
- Sustainability Statement
- Biodiversity Assessment
- Daylight and Sunlight Assessment
- Foul Sewage and Utilities Assessment
- Statement of Community Involvement
- Site Waste Management Plan

3.2 Compliance with Parameters of the Outline Planning Permission

Condition 7 of the outline consent requires reserved matters applications to be made in accordance with the following documents:

- i) Environmental Statement (August 2004, November 2007 and January 2011)
- ii) Masterplan Statement
- iii) Sustainability Statement
- iv) Tree Retention/Removal Assessment

This application is being considered against the updated masterplan (drawing PL.03 RevH) and the other updated parameter plans that are proposed in the accompanying Section 73

application (reference H/00309/11). These plans have been amended to reflect the proposed block layout, building heights and Avenue design for Phase 1B.

In addition to the masterplan, the parameter plans for the development are: Proposed Land Use Plan (PL.04 RevB), Building Heights Plan (PL.05 RevD), Pedestrian Movement Plan (PL.06 RevE), Street Hierarchy Plan (PL.07 RevD), Proposed Open Space Plan (PL.08 Rev D), Parking Diagram Plan (PL.10 RevC), Typical Boulevard Layout Plan (PL.10a RevA), Open Space, Tree and Play Area Plan (PL.11 RevB); and Phasing Diagram Plan (PL.12 RevH).

The reserved matters for Phase 1B are fully compliant with the revised masterplan and associated development parameters established by the outline planning permission proposed under the accompanying Section 73 application

3.3 Design and External Appearance

Phase 1B can be split into three character areas as follows: the Southern Square, the Southern Avenue and Park and the South East Quarter.

Southern Square

The Southern Square is the central focus of Phase 1B and will be the main southern entrance to the overall development when approaching from Grahame Park Way. This space will be an important hub of activity for the development and wider area with the new library, community centre and supermarket positioned around it.

The buildings in Phase 1B have been designed so that they create a formal defined square. Block A1 (part 6 storeys, part 13 storeys) and A8 (part 5.5 storeys, part 6.5 storeys) will create a defined northern edge to the square giving definition and enclosure to the space. Block A6 (7 storeys) frames the square on the eastern edge while the addition of a 3 storey building (Block A9) on the western side of the space completes the enclosure of the square. Views of the proposed buildings and square are provided in **Appendix 4**.

NOTE: Block A9 is the subject of a separate application for detailed planning permission (ref H/00310/11). This building was not shown on the original masterplan and therefore full planning permission is being sought for this building separately.

It is important that the square can function as a destination as well as a through route for vehicles. Therefore the new Avenue which runs through the square is designed so that it doesn't dominate the space. Space is also provided so that the square can accommodate a range of formal and informal social and cultural activities.

A group of existing trees will be retained in the western sector of the square. New trees are also proposed along the south eastern edge of the square.

- Building A8 -

Building A8 in the north-western corner of the square will accommodate the relocated Library along with new retail units are on the ground floor. A mezzanine level has been provided within the building to potentially accommodate a new Centre for Independent Living (CIL). The CIL

would be a multi-service facility for people with any form of disability, living or working in Barnet and would provide services including:

- Information
- Advice
- Peer mentoring
- Disability awareness training
- Advocacy

The CIL would encompass the replacement of the existing Flightways Day Centre which is currently located within Grahame Park Estate on the Concourse.

This building is 6.5 storeys high where it faces onto the Square dropping to 5 storeys at the western end in relation to Arran Court and 5.5 storeys for the majority of its length along Lanacre Avenue. The building footprint has an inward kink along the western elevation to provide a widened space across the Avenue to Block A1. The ground floor will be animated with large double height windows into the library. This is emphasised on the south eastern corner where the entrance to the library will be located. The elevation to the square is articulated with horizontal balconies. Individual projecting balconies are provided on the western and eastern elevations.

- Building A1 -

Building A1 frames the north east corner of the square. This block comprises a 13 storey tower fronting onto the square which drops to 6 storeys to the north, and 4 storeys on the eastern side of the building.

This building is the key landmark feature at the southern end of the masterplan emphasising the important gateway function of the Southern Square for the regeneration. The building terminates the view along Colindale Avenue.

This building will include the new community centre which replaces the existing Grahame Park Community Centre and the One Stop Shop. The focal point of the centre will be the community hall which is designed as a flexible, multi-purpose space suitable for a range of activities. The ground and first floor of building A1 will also house the Credit Union and Grahame Park Housing Office. A café is provided on the ground floor of the building facing the square with outside space for tables and chairs to take advantage of the southern aspect of the space.

The building has been designed to provide active frontage at ground floor with access to community functions and the communal residential entrances on all sides. The tower has inset balconies facing south and west and a carefully modulated façade. Windows are grouped to provide large openings in the brickwork and relate to the scale of the building.

- Building A6 -

The eastern side of the square is formed by building A6. This block contains the supermarket on the ground floor with residential properties above. The block comprises a 7 storey building facing the square dropping down to 3 and 5 storeys behind. The upper floors are arranged as two wings with breaks in between to allow sunlight into the central podium space. Maisonettes are provided on the first floor between the two wings with their own private terraces.

The elevation to the square is highly articulated with steps and recesses in the façade and random arrangements of projecting balconies. Balconies are faced in brick slips to give the appearance of drawers that have been 'pulled' out of the building. On the ground floor the elevation to the supermarket is recessed to create a colonnade facing the square. The southern elevation facing Grahame Park Way includes windows and doors to provide animation and activity along this edge of the building.

A lay-by will be provided on the southern flank of the building with access from Grahame Park Way. This will be used to for deliveries and servicing of the supermarket.

- Building A9 -

Whilst this building is the subject of a separate application, it is an integral part of the design concept for Phase 1B and needs to be considered in the context of the reserved matters proposals.

This building is 3 storeys in height where it faces the square with notched breaks between the upper floors which reduce the massing of the building. The building steps down to a single storey at the rear where it relates to the boundary of Goldcrest Court. The ground floor will provide two small commercial units on the ground floor with three maisonettes above and two courtyard homes at the rear.

This building encloses the square on the western side and provides back gardens which address and secure the existing garden boundary to Goldcrest Court. The existing footpath along Lanacre Avenue will be reprovided through the new square. The public footpath to the north of Block A9 is maintained.

Southern Park

The Southern Park is divided into two parts. The southern half will be delivered in this phase while the northern half will come forward in Phase 3. This part of the masterplan is characterised by four storey residential buildings, rising to six storeys on corners and junctions. A View of the proposed buildings around the Southern Park is provided in **Appendix 5**.

The Southern Park has a curved eastern boundary made up of Block B6 and a straight western boundary against B1. The northern elevations of A1 and A8 are visible to the south. The new Avenue will run along the western side of the park. This stretch of the Avenue is characterised by parallel car parking bays on either side of the road. Trees will be planted along the edges of the street and pedestrian crossing points are provided.

Two new east-west roads crossing the new Avenue at the northern and southern ends of the park are provided. These will connect to South Acre and Hazel Close in the west and Lower Strand in the east. This provides important connections across the estate.

- Building B6 -

Block B6 is 5 storeys where it faces the park stepping up to 6 storeys on its eastern half. This provides generous roof terraces which have views over the park. Projecting balconies are provided on the remaining floors overlooking the park which provide natural surveillance.

A generous landscape zone is provided on the east side of the building which includes car perpendicular car parking spaces and new tree planting.

- Building B6 -

On the west side of the Avenue, Block B1 is predominantly 4 storeys rising to 6 storeys at the junctions with the new cross roads. The rear elevation is articulated with recesses and projecting balconies. A private car parking court is located to the rear of the building.

South East Quarter

The South East Quarter contains retained existing houses and low rise blocks of flats. New infill buildings comprising blocks A2, C1, C2, C3, C4 and A4 are proposed to sensitively relate to the existing buildings and reinforce the existing routes and paths. The proposed buildings in this area are designed to be more in keeping with the scale and massing of surrounding homes.

An important east-west link will be created in this area through the extension of Lower Strand which will bisect Road 6 and the Avenue to the west and link to Upper Strand and Grahame Park Way to the east.

- Building A2 -

Building A2 is 3 storeys in height rising to 4 storeys on its northern corner. This building backs onto Blenheim, Blackthorn and Beverley and faces onto Road 6. All ground floor units have front doors facing the street with additional communal entrances leading to stair cores to upper floors. The block includes a row of eight terraced houses that are nestled between cores of flats at either end. Each of the houses has a large back garden, with separate access from the rear, to allow bicycles to be securely stored in the gardens.

- Building A4 -

Building A4 is located in the south-eastern corner of Phase 1B. This building has been reduced in length compared to the original masterplan due to the presence of sewers beneath the western end of the original block. The area previously occupied by the western element of building A4 now consists of additional landscaping.

Block A4 contains 16 flats and 4 four bed houses. The building is 3 storeys in height rising to 4 storeys at the eastern end.

Block A9 has been carefully designed due to its proximity to Anson which is a retained terrace of houses. The building is a single storey where it is closest to Anson. The upper floors are pulled back from the boundary to reduce its impact. Careful consideration has been given to the internal layout of rooms within the units and angled windows are used to prevent direct overlooking.

- Blocks C1, C2, C3 and C4 -

The sites for the C1, C2, C3 and C4 blocks are infill sites located within the existing streets and amongst the existing houses in the eastern area of Phase 1B. These blocks will be attached to existing buildings to help knit the development together.

C1, C2 and C4 comprise five 4 bed town houses over 3 floors, each with a good sized private rear gardens.

Block C3 is on the junction of Lower Strand and Great Strand. This building is predominantly 3 storeys rising to 4 storeys on the corner and dropping to two storeys at the west of the block to accommodate two 2 bed houses. The ground floor flats in the block are accessed through private front doors, and have front and rear gardens. The upper floor flats have inset or protruding balconies and are clustered around 3 stair wells with only 2 or 3 flats accessed from each floor. A view of C3 is provided in **Appendix 6**.

Materials and Generic Design Features

Different buildings within Phase 1B have each been designed by the three architectural practices: Jestico & Whiles, Studio 54 and Peter Barber Architects. The buildings therefore each have a different character but are unified by the context of the public spaces they are positioned around. To further provide continuity across the phase a common palette of materials is proposed along with a consistent approach to the detailing of elements such as windows, balustrades and balconies. The predominant material is a light coloured brick which will be complimented by a bronze coloured metal cladding and composite timber cladding to accent key features on the buildings. Inset balconies and terraces are also often picked out in different materials to give depth to the facades. These areas of additional material will also help provide variety between the various buildings and character areas. The building materials will respect the character of the area and existing homes and will relate sensitively to the scale and proportion of new buildings.

Final details of materials and specific building detailing will be secured through conditions attached to this report and the outline consent and will be agreed by officers under delegated powers.

Conclusion

Phase 1B comprises a formally defined Southern Square and new Avenue which will provide the main north-south route through the development. The proposed scheme will deliver a high quality urban environment that will provide an important gateway into the development and assist the creation of a distinct sense of place in this part of Colindale.

The proposals are considered to satisfy UDP and London Plan policies and objectives with regards to design. The proposed architectural approach to the detailed design of the buildings is considered to be acceptable. The reserved matters for design and external appearance are considered to be met for Phase 1B.

3.4 Internal Space Standards

Appendix 1 of the Council's adopted Sustainable Design and Construction SPD sets out the minimum internal floor areas for residential development in Barnet. In addition, Policy 3.5 of the Draft Replacement London Plan requires the design of all new dwellings to meet dwelling space standards which are set out in Table 3.3 of the plan. The London Plan residential space standards are greater than the standards in the Council's adopted SPD. The tables from the SPD and Draft Replacement London Plan are provided at **Appendix 7** of this report.

The sizes ranges of the new homes proposed in this phase of the development are as follows:

1B/2P flats: 49sqm – 52sqm

2B/4P: 68sqm - 75sqm

3B/5P: 83sqm - 103sqm

4 Bedrooms houses: 111sqm - 134sqm

All of the proposed flats and houses exceed the space standards set out in the Council's adopted SPD and the majority either meet or exceed the London Plan space standards. The development will therefore deliver large units and provide high quality living accommodation.

- Wheelchair Accessible Units -

Condition 18 of the outline planning consent requires 10% of new housing in the development to be designed to be accessible to wheelchair users and be reasonably spread throughout the development. Detailed information is provided in the Design and Access Statement. 12% of the units in Phase 1B will be wheelchair accessible. The proposals therefore comply with this condition.

- Lifetime homes -

Condition 17 requires a minimum of 10% of new housing in the development to be built to Lifetime Homes Standards, be reasonably spread throughout each phase of the development and concentrated within the social rented housing element.

London Plan Policy 3A.5 requires all new housing to be built to Lifetime Homes standards. In recognition of the London Plan policy requirement for achieving 100% Lifetime Homes standards, the proposals for Phase 1B have been designed so that 60% of units achieve Lifetime Homes (265 of the 446 units proposed within Phase 1B). Individual assessments have been provided for each of the units in Phase 1B. These assessments show that the flats meet the majority of the Lifetime Homes criteria and the two areas that they fail to meet is in relation to the provision of circulation space around beds or in relation to provision of an entrance canopy over the communal entrances to blocks (for example Block A8 where some entrances face directly on to the public footway). All the other Lifetime Homes criteria are met by all of the units.

The scheme has improved significantly upon the standard sought in 2004, however, it is not possible to achieve 100% Lifetime Homes given the constraints of the original permission. Taking into consideration the fact that the flats will meet or exceed the internal space standards set out in the Draft Replacement London Plan, the scheme is considered to provide a high standard of accommodation.

3.5 Affordable Housing

The overall regeneration of the Grahame Park Estate will deliver a mix of affordable and private sale homes to provide a mixed and balanced neighbourhood. Of the existing dwellings on the estate, 463 will be retained and 2,977 new homes will be constructed.

As a result of the proposed changes to the height and massing of some of the buildings in the southern part of the masterplan, the number of units to be provided within Phase 1B will be altered. It was originally indicated that Phase 1B would provide a total of 572 units. The

amended scheme, due to the reconfiguration of the buildings and the reduction in length of building A4, now provides a total of 446 units. As the overall Masterplan provides for a total of 2,977 new residential units, the shortfall in Phase 1B will be made up in later phases of the development.

The overall housing mix will comprise 1,977 private units for sale and 1,000 social rented and affordable units.

Phase 1A of the development has already provided 164 affordable units. This was an increase of 94 affordable units compared with the outline permission which envisaged only 70 affordable units in Phase 1A. As a result fewer affordable homes are required in Phase 1B of the development for decant purposes and therefore there is a higher proportion of private sale flats in Phase 1B.

A total of 73 affordable homes are being provided in Phase 1B of which 55 will be new homes for social rent (including six 4 bed houses), and 18 will be shared ownership properties. Tables 1 and 2 below provide the detailed mix of unit sizes for rented and shared ownership homes.

The mix is considered to be appropriate and includes houses and flats of varying sizes which will meet the requirements of the regeneration and will contribute towards the overall number of affordable homes required by the outline planning consent. When combined with the affordable homes provided in Phase 1A, the development will enable the decant of existing flats within the next phase of the development.

Table 1

AFFORDABLE - rented	
Unit type	no. of units
1-bed 2p 1-bath flat	21
2-bed 3p 1-bath flat	0
2-bed 3p 1-bath maisonette	2
2-bed 4p 1-bath flat	14
2-bed 4p 1-bath maisonette	0
2-bed 4p 2-bath flat	2
2-bed 4p 2-bath maisonette	0
2-bed 4p 2-bath house	0
3-bed 4p 2-bath flat	0
3-bed 4p 2-bath maisonette	0
3-bed 5p 2-bath flat	0
3-bed 5p 2-bath maisonette	10
4-bed 6p 2-bath flat	0
4-bed 6p 2-bath house	6
4-bed 7p 2-bath house	0
Total	55

Table 2

AFFORDABLE - Shared ownership	
Unit type	no. of units
1-bed 2p 1-bath flat	10
2-bed 3p 1-bath flat	2
2-bed 3p 1-bath maisonette	0
2-bed 4p 1-bath flat	6
2-bed 4p 1-bath maisonette	0
2-bed 4p 2-bath flat	0
2-bed 4p 2-bath maisonette	0
2-bed 4p 2-bath house	0
3-bed 4p 2-bath flat	0
3-bed 4p 2-bath maisonette	0
3-bed 5p 2-bath flat	0
3-bed 5p 2-bath maisonette	0
4-bed 6p 2-bath flat	0
4-bed 6p 2-bath house	0
4-bed 7p 2-bath house	0
Total	18

3.6 Neighbouring Residential Amenity

Condition 20 on the outline planning consent requires a detailed assessment of overlooking and overshadowing will be undertaken as part of the preparation of reserved matters applications.

Overlooking

UDP Policy H17 requires a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. This distance should be increased by three metres for each additional storey over two storeys. However the policy recognises that in town centre developments and regeneration areas, these standards may not apply. In the case of higher density developments where less distance is provided, proposals should include innovative design solutions to avoid overlooking.

The proposed development has been designed to minimise impact on the outlook, privacy of adjoining residents of their properties. The majority of buildings comply with UDP policy H17 standards for overlooking. In limited instances where distances are closer than these standards the following detailed design measures have been incorporated to avoid loss of privacy to neighbouring properties in close proximity to the new buildings:

- Rearranging flat plans to avoid habitable rooms having a single aspect toward neighbouring windows or gardens.
- Using obscured windows in locations that face neighbouring gardens or windows if the proposed window is in a non habitable room such as a bathroom or corridor.
- Introducing innovatively designed windows where a habitable room faces a neighbouring garden or window, including angled bay windows with one side obscured to prevent direct overlooking of the neighbouring property.
- Relocating balconies and terraces to an alternative aspect if they are in close proximity to a neighbouring window or garden

Detailed sections and plans have been provided for each building to demonstrate their relationship with existing properties and other buildings within the phase. Specific consideration has been given to Block A8 and Block B1 which back onto properties in the Willow Gardens Estate. The landscape proposals to the parking courts of A8 and B1 have been designed to provide screening to the existing dwellings to the west.

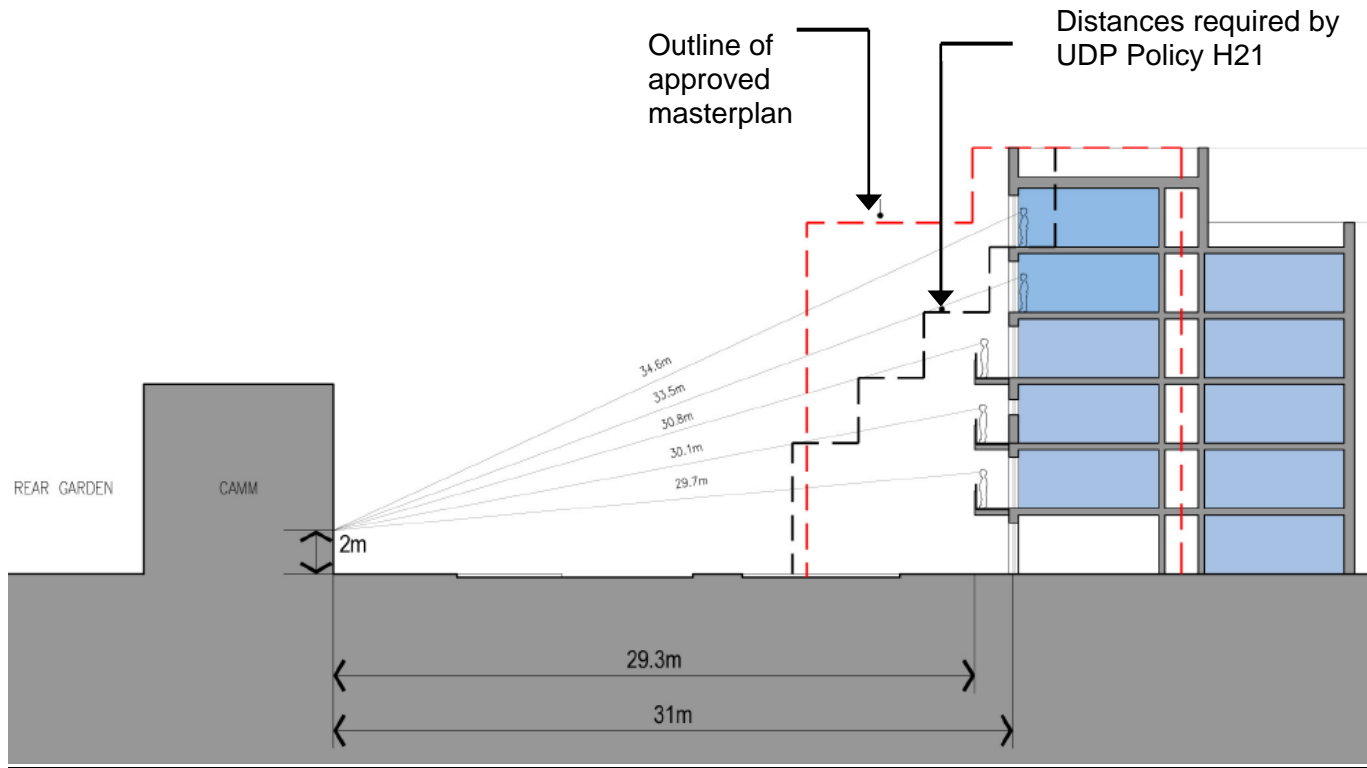


Fig.1 Overlooking distances between B6 and Camm

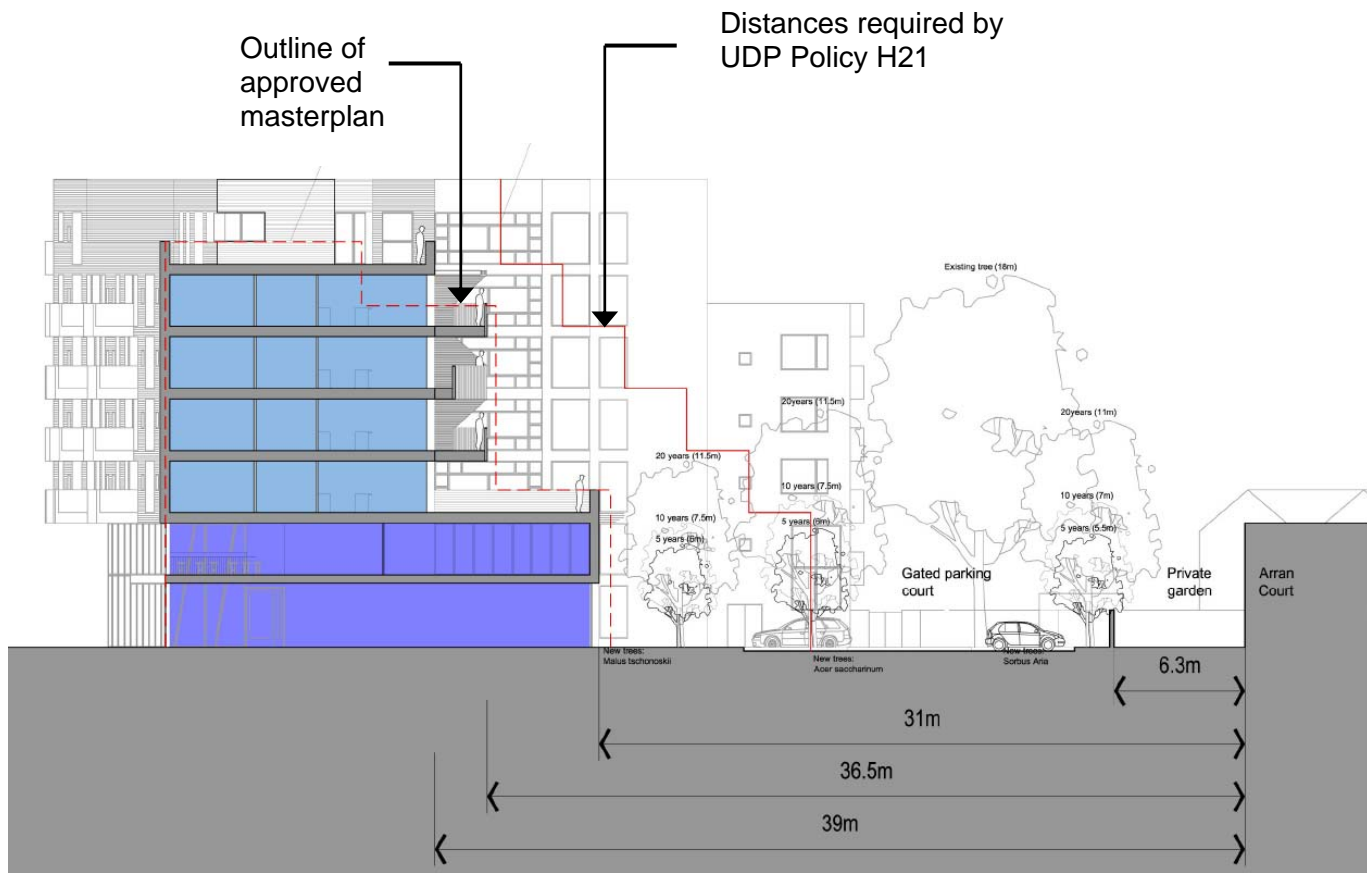


Fig.1 Overlooking distances between A8 and Arran Court

Daylight and Sunlight

The designs for Phase 1B have been developed with careful consideration to daylight and sunlight to understand the impact that the proposals would have on the existing neighbouring properties in terms of daylight, sunlight and overshadowing as well as the daylight and sunlight that the proposed dwellings would enjoy.

A Daylight and Sunlight Assessment has been submitted with the reserved matters application which assesses the scheme against Building Research Establishment (BRE) guidelines. The report includes an analysis of permanent overshadowing in relation to areas of sensitivity within the surrounding residential properties. The assessment concludes that where there is an increase in permanent overshadowing of private amenity space, the analysis shows that there will be minimal additional permanent overshadowing impact on the surrounding properties, which will all continue to meet the BRE Guidelines recommendations.

The relationship of the proposed buildings to neighbouring properties are considered acceptable and will not result in any significant or detrimental impact to the amenities of the surrounding residential occupants. The Phase 1B proposals are considered to be an overall improvement in terms of the anticipated overshadowing of neighbouring buildings in comparison to the original masterplan proposals. The size of proposed windows, position and proportion of balconies, and shape and depth of some of the rooms have been given careful consideration to ensure good levels of daylight and sunlight within the dwellings.

3.7 Energy and Sustainability

Energy

London Plan Policy 4.1 sets out the following hierarchy for use when assessing applications:

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

Colindale AAP Policy 6.1 states that 'Development in Colindale will make the fullest contribution to the mitigation and adaptation to, climate change and to minimise emissions of carbon dioxide and reduce consumption of natural resources.'

A Sustainability Statement has been submitted with the application which includes an energy strategy which sets out how the application will meet the energy hierarchy as follows:

- Be Lean -

The proposed scheme has been designed to reduce energy consumption throughout the development by addressing each of the major components of energy consumption:

- Space heating will be addressed through the highly efficient fabric specifications and a highly airtight construction as well as the use of mechanical ventilation with highly efficient heat recovery.
- The buildings have been designed with thermal mass, created by the large concrete slabs on the upper floors, which will help to stabilise temperatures in the building. The dwellings

will have large fully openable windows enabling ventilation and the introduction of natural light. The ventilation and thermal mass combined will help to address the potential risk of summer overheating.

- Reductions in the energy required for hot water will be achieved through the incorporation of low water use fittings.
- Electricity requirements will be reduced through the use of energy efficient lighting and appliances, control systems designed to reduce energy use and will in part met through the installation of large PV arrays to each of the blocks.

- Be Clean -

The cost plan for the regeneration of Grahame Park Estate is based on the parameters approved by the outline planning consent which does not include the provision of district heating. The applicants have investigated the possibility of providing a decentralised energy network for Phase 1B but this is not feasible or viable at this stage of the development given the implications of the cost of delivering this type of infrastructure. The viability case is set out in Section 3.4 of the Section 73 committee report which is also on this agenda (reference H/00309/11).

However, in recognition of the Colindale APP and London Plan aspirations, Choices for Grahame Park and the Council have jointly commissioned a feasibility study in relation to delivering a district heating network for the Colindale area recognising the potential of tapping into the existing heating system that currently serves the estate. This could potentially be delivered in future phases of the regeneration with the potential to link to other facilities in the area including the RAF Museum and St James School.

The development will incorporate individual gas-fired boilers within each dwelling as these are considered to be the most efficient and cost effective way to provide the necessary services to the scheme. However, the residential blocks have been designed such that there is sufficient space within the risers to enable flow and return pipework to be installed at a later date. In addition, the trenches will be provided from each block to the roads where future district heating infrastructure could be laid to allow space for those pipes to be connected to a district heating network in the future. Phase 1B will therefore be 'future proof' to ensure that they are compatible and capable of being connected to a decentralised heating network in the future, should an energy centre be delivered in later phases.

- Be Green -

Policy 4.A.7 requires developments to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

Solar hot water heating has not been pursued because it would conflict with the potential for connection to a future district heat network. The proposed energy strategy for Phase 1B includes the provision of panels of photovoltaic cells on the flat roofs of the buildings. These would deliver 4.35% reduction in carbon dioxide emissions compared to the baseline for the development. In the same way it applies to district heating, the original outline consent for the regeneration did not include any renewable energy requirements. Therefore whilst below the levels required by current London Plan policy, the proposals need to be considered in this

context and balanced against the benefits that will arise from regenerating Grahame Park Estate.

Each of the proposed measures outlined above will contribute towards reducing energy demands and delivering CO2 savings. The proposals incorporate reliable well proven technologies, with high potential for the estimated savings to be realised. These measures will also provide running cost savings to the occupants, they will not impose onerous operational and management requirements, compliment the design of the building and work within the constraints of the site. The application is considered acceptable in relation to the requirements for sustainability and energy efficiency.

Code for Sustainable Homes

Colindale AAP Policy 6.3 requires residential development to achieve a minimum of level 4 as set out in the Code for Sustainable Homes, subject to a viability assessment.

The Code for Sustainable Homes is the national standard for design and construction of sustainable new homes and it replaced EcoHomes in April 2007. It is used to measure the sustainability of a new home against a number of criteria, leading to an overall rating of sustainability performance ranging from Level 1 to 6. A Code Level 6 home would be carbon neutral i.e. it would generate no carbon emissions. The Code includes mandatory minimum standards for energy, water, surface water run-off, materials and waste, and optional additional credits which can be achieved to contribute to the overall score and rating.

All of the homes in Phase 1B have been designed to meet Code Level 3. A Code Pre-Assessment has been submitted with the application. This scores the scheme based on the submitted plans. The development achieves a score of 61. The minimum score required for Code Level 3 is 57 while Code 4 is 68. Therefore Phase 1B is equivalent to Code Level 3.5.

All dwellings will achieve a water consumption rate of 105 litres per person per day or less through the specification of efficient sanitaryware.

Green roofs have been proposed on Block A8 and A1 to further enhance the ecological habitats on the site. The green roofs will also assist in attenuating water runoff on these blocks and limiting the urban heat island effect.

3.8 Traffic and Parking

Phase 1B of the redevelopment is located in the southern area of the site and is bordered by Great Strand to the east, by Grahame Park Way to the south, and is intersected by Lanacre Avenue to the west.

Grahame Park Estate is currently served by several bus services: the 186, 204, 303 and N5:

Colindale Tube Station is approximately 350m to the south-west which is the equivalent of a 5 minute walk.

Car Parking

Colindale AAP policy 3.5 states that residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes. Non residential

A S106 contribution was secured as part of the outline planning consent to implement a Controlled Parking Zone (CPZ) within the area.

The car parking provision proposed for Phase 1B takes account of car ownership levels within the existing estate, the likely effects of the proposed Travel Plan for the development and the introduction of the CPZ.

A total of 412 car parking spaces will be provided in Phase 1B. This comprises:

- 255 residential spaces within Phase 1B
- 99 temporary spaces (subject of a separated application H/00890/11)
- 42 existing spaces
- 16 above ground shared spaces behind the supermarket

This equates to a car parking ratio for Phase 1B of 0.74 spaces per unit (74%). Phase 1B is considered to be well served by public transport with Colindale Underground Station approximately a 5 minute walk away and multiple bus routes which pass the site. The proposed parking levels therefore accord with the Colindale AAP which encourages parking levels of 70% for such sites

A further 29 spaces will be created on the highways just outside the red line boundary for the phase. When these are taken into account in the parking calculations the ration increases to 87%.

A further 52 underground parking spaces will be provided for the supermarket. The 16 above-ground supermarket spaces are for shared resident and visitor use as well as supermarket shoppers. This provides flexible parking for users of the facilities around the public square.

The parking provision includes 25 wheelchair accessible spaces.

The proposed level of car parking will be supported by a robust Travel Plan with substantial financial incentives attached to it which have been secured over and above those specified in the original outline application. This includes the provision of a car club in the development and £300 travel vouchers to be issued to the first occupiers of each new residential which they can use towards membership of the car club, credit on an Oyster Card travel pass or towards purchasing a bicycle. These measures will increase the choice of transport mode available to occupiers of the residential units and help facilitate a modal shift in travel patterns.

This level of car parking is also supported by a Car Parking Strategy for Phase 1B which sets out the principles for parking across the phase for the various different parking spaces which include private spaces in courtyards, adopted spaces on public roads and privately maintained spaces on public and private roads.

The Car Parking Strategy explains how these car parking spaces will be allocated and managed including:

- spaces within areas that will be controlled by private management;
- dwellings that will be excluded from being able to apply for (CPZ) permits, and
- the approach to charging for the private parking spaces.

The detail of the parking strategy will be dealt with through a Parking Management Plan which will be submitted for Phase 1B. This will be secured by condition.

The Council's Highways Officers have been in detailed discussions with Choices and their transport advisors in relation to the parking strategy. They have confirmed that they are satisfied with the proposed changes to car parking and the supporting Car Parking Strategy and travel plan measures.

- Cycle Parking -

A total of 374 secure and sheltered cycle parking spaces will be provided for Phase 1B within the residential blocks, resulting in a cycle parking ratio of approximately 0.84 spaces per unit.

Traffic Impact

A Transport Assessment has been submitted with the application which includes and assessment of traffic impact.

The primary junctions that have been assessed are the proposed new junction in the Southern Square between Grahame Park Way and the new Avenue, Grahame Park Way with Great Strand, and the Grahame Park Way / Colindale Ave roundabout.

Traffic flows for the Grahame Park area for the base year (2007), the design year (2021) and the year of completion for Phase 1B (2016) have been calculated predominately using traffic data from the Colindale AAP, in the form of flows and junction turning movements provided in the SATURN modelling report.

The proposed new junction between the new Avenue and Grahame Park Way is designed as a priority junction (i.e. without traffic signals). The junction allows vehicles to turn right into the new Avenue whereas this movement is currently banned for Lanacre Avenue.

The traffic modelling has also taken account of the Colindale AAP aspiration for Aerodrome Road to be realigned to meet the new junction created at the Southern Square. This would create a 4 arm junction. This long term objective of the AAP relies on other development sites coming forward.

The modelling assumed that the new Grahame Park Way / Avenue junction remains a 3 arm junction until after 2021 when it may become a 4 arm junction with Aerodrome Road realigned to join from the south (subject to the necessary sites becoming available).

The modelling demonstrates that the priority junction functions satisfactorily in 2016 when Phase 1B is completed. The modelling indicates that when later phases of the development come forward the junction may require to be signalised. The cost of these works would be born by Choices and would be secured at the point where the relevant phase triggers the junction to require to be signalised.

The Council's Highways officers have been in extensive dialogue with the transport consultants throughout the application process and have confirmed that they are satisfied with the design and operation of the junction.

3.9 Trees and Landscaping

Trees

Condition 23 of the outline planning permission requires reserved matters applications to retain Category A and B trees where possible.

A Tree Condition Survey prepared by Ruskins Arboricultural Group has been submitted with the application which provides a pre-development tree condition survey, describing the trees together with specific recommendations. The survey also includes recommendation in accordance with BS 5837 (2005): Trees in Relation to Construction.

Plan 612-NT-EW-PS-00-200 P01 identifies those trees across the phase that need to be removed and those trees that will be retained. It also identifies the location of Tree Protective Fencing to be placed around trees for retention to protect them during construction.

There are no category A trees in Phase 1B. A total of 89 trees will be retained of which 27 are category B. A total of 258 trees are required to be removed of which 51 are category B.

Many of the trees are established close to existing buildings which are required to be demolished. Furthermore the location of the buildings has been established in the outline planning consent. Therefore, whilst a significant number of trees are required to be removed to enable Phase 1B to be constructed, the benefits arising from the regeneration both in terms of existing residents of the estate and for the wider area need to be taken into account. On balance the application is considered to be acceptable.

Landscape

The landscaping proposals for Phase 1B have been prepared by Novell Tullett. The landscaping for the key public spaces is described below.

- Southern Square -

The Southern Square is bisected by the new Avenue which provides the main point of access to the overall development. The Avenue will be built to the relevant standards and adopted by the Council. The extent of adoption will include the carriageway and pavement either side of it. The space beyond this will be managed and maintained by the management company for the development.

The two areas on either side of the road will have slightly different characters. The western side will be defined by a group of retained semi-mature trees which are contained within a flexibly paved area with a new path that will run through the centre of the trees. These semi-mature existing trees will create an established feel to the square as well as provide scale to the setting for the buildings. The trees also give a softer more organic character to the western side of the square, with places to sit defined by their canopies. Other new tree planting will be provided at the entrance to the square from the west.

The eastern side of the square is more open in character. Predominantly hard paved with new tree planting and seating confined to the edges, this generous open space will be available for community events, markets, performance or informal gatherings. This space is predominantly fronted by the supermarket on its eastern edge.

The materials proposed for the square include textured concrete slabs with granite details at the junction with the footway to the highway. The footway to the road will be paved with pre-cast concrete slabs with granite kerbs.

Long, timber-topped benches fixed to concrete bases will provide a comfortable surface to sit on combined with a robust and simple base. Cycle racks and bins will also be provided, with cycle racks predominantly located under building overhangs. Where cycle racks will be provided in open areas they will be beneath shelters.

- *Southern Park* -

In contrast to the Southern Square, the park is a predominantly soft, open, grassy space. The park will be adopted by the Council. It will include a LEAP (locally equipment area for play). In addition it will provide private, west facing, external space for the ground floor residential units of B6 and a series of semiprivate spaces which will be aligned with the building entrances.

Routes through the park will be aligned with the new Avenue, B6 frontage and accesses to the LEAP. A central east-west route through the park will run beneath three retained, semi-mature trees. The path will incorporate a decked platform to protect the root zone of the trees and provide a central viewing area which is perched slightly above the surrounding areas.

A series of 5 pieces of formal play equipment will be provided within a structure of mounds and planting which are designed to be part of the LEAP. The play area will be located away from building frontages, to reduce the potential impact of noise and will be fenced along the road sides.

The central zone of the park will slope down to a large grassy basin which will provide a storage facility for surface water run off. This area is designed to attenuate water in the event of 1 in 30 and 1 in 100 year storms.

Many new trees will be provided around the periphery of the park, these will enhance the retained existing trees which will help to give the park an established character from the outset.

- *Conclusion* -

The design approach to the public realm and public spaces within Phase 1B will provide high quality spaces. The application includes details of paving materials, street furniture, tree planting plan and species, tree pit specifications, lighting, street types, hard paving to building entrances and parking spaces,

The detailed landscape proposals for Phase 1B are considered to be acceptable. The reserved matters of landscape are therefore considered to have been met for this phase.

3.10 Associated Conditions Being Discharged

The outline planning permission imposed a number of planning conditions requiring additional information to be submitted with the reserved matters.

Condition 11 Traffic Management/Highway Improvements

This condition requires 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 to be submitted as part of the reserved matters for each phase.

This information is shown on various plans that are included with this submission. In particular detailed highways plans prepared by Brand Leonard Consulting Engineers have been submitted with the application. These plans have been amended following detailed discussions with the Council's Highways officers. The plans show the layout of the new Avenue which will be built to adoptable standards. The Avenue comprises pedestrian footpaths, parallel parking bays, street trees and pedestrian crossing points. There will be two bus stops within this phase, one located on the north side of Grahame Park Way serving east and north bound bus movements, and one on the southbound carriageway of the new Avenue outside the community centre serving southbound movements. These stops are located appropriately for the supermarket and other facilities.

The following additional plans have also been submitted for information purposes only which demonstrate the phasing of the works in relation adoption of the public highways:

- Adoptable Highway and Boundary 10720/1006 P8
- Vehicle Tracking Diagrams 10720/1008 P5
- Drainage Arrangement Drawing Sub Phase 1 10720/1101 P5
- Drainage Arrangement Drawing Sub Phase 2 10720/1201 P6
- Drainage Arrangement Drawing Sub Phase 3 10720/1301 P6
- Highway Stopping up Drawing Sub Phase 1 10720/1102 P3
- Highway Stopping up Drawing Sub Phase 2 10720/1202 P1
- Highway Stopping up Drawing Sub Phase 3 10720/1302 P1
- Section 278 Works Sub Phase 1 10720/1103 P2
- Section 278 Works Sub Phase 2 10720/1203 P1
- Section 278 Works Sub Phase 3 10720/1303

The submitted information is considered sufficient for the purposes of partially discharging condition 11 insofar as it relates to Phase 1B only.

Condition 15 Design Codes

Condition 15 requires Design Codes to be submitted and agreed with the local planning authority for each phase of development. Condition 16 sets out the more specific required components of the Design Code. Section 6.12.3 of the Masterplan Statement from the outline planning application sets out the following character areas:

- i) *Southern Boulevard and Park*
- ii) *South-East Quarter*
- iii) *Grahame Park Circus*

- iv) *Grahame Park Open Space*
- v) *North West Quarter*
- vi) *Northern Boulevard and Park*

A Design Code for Phase 1B has been submitted for Phase 1B. The code builds upon the design code that was submitted for Phase 1A and addresses the same aspects. The Code also relates to the Design Framework for the development which was approved in 2007.

Conditions 47+48 Phasing Plan

Condition 47 requires a detailed phasing plan for each phase to be submitted and agreed with the local planning authority as part of reserved matters applications.

Condition 48 expands upon the contents of this Phasing Plan by stating:

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*
- iv) quality and consistency is achieved in terms of design and implementation of the development.*

This information is shown on a number of drawings submitted, which show how the development will be brought forward in three the sub-phases. The Construction and Environmental Management Plan (required by condition 49) also provides information with regard to the delivery of the development.

The information submitted is considered sufficient for the partial discharge of conditions 47 and 48 insofar as the information only relates to Phase 1B of the development.

Condition 49

This condition requires a construction methods statement to 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.

A detailed Construction Environmental Management Plan has been submitted with this application which addresses each of the items listed above. The Council's Highways and Environmental Health officers have reviewed the plan and are satisfied that it sets out adequate measures to control and manage the construction of the development.

The information submitted is considered sufficient for the partial discharge of condition 49 insofar as the information only relates to Phase 1B of the development.

4. EQUALITY AND DIVERSITY ISSUES

The applicants have submitted a Statement of Community Involvement (January 2011) which sets out their approach to and programme of community and stakeholder consultation.

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 process. More recently residents played a key role in the RIBA competition process to select an architect for Phase 1B of the development. Consultation with local residents and stakeholders has been an important element in working up the revised design and details of the proposed development for the following key reasons:

1. To ensure that resident and stakeholder views inform decisions being taken over the design, particularly in respect of the relationship between existing and proposed buildings;

2. To ensure that residents' and stakeholders' needs are met with regard to the design and functioning of the new community facilities and retail outlets, dwellings and public spaces
3. To ensure the benefits of the regeneration are maximised for Grahame Park's residents, and that they also extend beyond the redline boundary.
4. To minimise any potentially negative impacts arising from the regeneration for residents of properties adjacent to redevelopment works and residents of dwellings due for demolition;
5. To give residents and stakeholders the ability to influence their future environment and therefore develop a sense of pride and ownership

The following objectives have been considered by Choices in the preparation of the proposals for Phase 1B and the associated changes to the masterplan:

- Involve the residential communities in the homes due for demolition;
- Involve the residential communities in the areas surrounding the proposed new homes;
- Involve the tenants likely to be re-housed in the new homes;
- Develop a sense of local pride and positive feelings for the future of the area; and
- Create new public spaces including the public square gateway into Grahame Park, which look good, provide for a variety of uses, and
- enhance the reputation and desirability of the wider locality.

The overall 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.

60% of the units in Phase 1B have meet all of the Lifetime Homes Standards whilst the remaining units comply with the majority of the criteria. 12% of the units will be wheelchair accessible. 10% of the parking spaces will be provided as disabled accessible spaces. The new public spaces have been designed as inclusive environments with the requirements of all users taken into account.

The proposals are considered to meet the requirements for 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.

5. CONCLUSION

Phase 1B represents the next substantive phase in the regeneration of Grahame Park Estate and will deliver 446 residential units along with a new library, community centre and housing office which will replace the existing facilities currently located in the Concourse. A new supermarket will also serve the development and wider area.

This phase will deliver 55 social rented affordable homes and 18 shared ownership affordable homes utilising £6million of grant from the HCA. The remaining 353 units will be for private sale. The units will achieve Code Level 3 for Sustainable Homes. 60% of the units comply with Lifetime Homes standards (the remaining 40% are fully compliant with the exception of 2 requirements) and 10% of the homes will be wheelchair adaptable.

A car parking level of 74% (0.74 spaces per unit) is provided for this phase based on its location at the southern end of the estate close to Colindale Underground Station and bus services. Residential car parking is provided in a mixture of private courts behind some of the blocks, on street parking which is privately controlled and spaces on the adoptable highway.

Phase 1B will deliver substantive new public space in the form of the new Southern Square and the southern half of the new Southern Park. The Southern Square is a formally defined hard landscaped space which will provide the main gateway into the development. It acts as an anchor to the new Colindale Neighbourhood Centre which is identified in the Colindale AAP and will provide space for formal and informal community events and functions. Landscaping information has been submitted for these public spaces as well as the new public streets that will be delivered in this phase.

The proposals for Phase 1B are considered to be in accordance with the parameters established by the outline consent and officers are satisfied that the design approach would provide for a high quality residential environment and enhanced public realm. The reserved matters of design, external appearance and landscaping are therefore considered to have been satisfied for Phase 1B.

Adequate information has also been submitted with the application to address the requirements of conditions 11, 47, 48 and 49 of the outline consent. These conditions are therefore partially discharged by this application insofar as the details only relate to Phase 1B.

All relevant policies contained within the Adopted UDP, the Mayor's 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 contained in this report the application is recommended for **APPROVAL**.

APPENDIX 1 – Programme of Development

Table 1 - Units approved to date and units remaining

	Total Units	Social Rented	Shared Ownership	Private Sale	Date Approved	Status
Outline Consent	2977	835	165	1927	Approved January 2007	Outline Approval
Phase						
Phase 0	32	13	3	34	Approved	Completed and occupied
Phase 0 Extension	39	0	0	39	Approved June 2008	Due to commence 2011
Phase 1A	319	134	30	155	Approved January 2008	Under construction – part occupied
Phase 1B	446	55	18	373	Current application	Current application
Total Units to date (including this application)	836	202	51	601		
Units Remaining	2141	633	114	1326		

APPENDIX 2 – Location of Phase 1B within Masterplan



APPENDIX 3 – Phase 1B Block Layout



APPENDIX 4 – Southern Square



View looking over the Southern Square. Buildings from left to right: Block A9, A8, A1, A6



View looking into the Southern Square from Grahame Park Way

APPENDIX 5 – Southern Park



View over Southern Park of Block B6



View of Southern Park. Block B6 on left, Block B1 on right.

APPENDIX 6 – South East Quarter



View of South East Quarter from Road 6. Block A2 on left, B6 on right, A1 in distance.



View of Block A4 looking across Grahame Park Way.

APPENDIX 7 – Residential Space Standards

Space Standards from Barnet Sustainable Design and Construction SPD

Dwelling Type	Area in Square Metres
1 Bedspace	30m ² to 35m ²
2 Bedspaces	45m ² to 50m ²
3 Bedspaces	57m ² to 67m ²
4 Bedspaces	67m ² to 75m ²
5 Bedspaces (1 storey)	75m ² to 85m ²
5 Bedspaces (2 storey)	82m ² to 85m ²
6 Bedspaces (1 storey)	85m ² to 95m ²
6 Bedspaces (2 storey)	95m ² to 100m ²
6 Bedspaces (3 storey)	100m ² to 105m ²
7 Bedspaces (2+ storey)	108m ² to 115m ²
7+ Bedspaces	Add 10m ² per bedspace

Table 3.3 from the Draft Replacement London Plan - Minimum space standards for new development

Minimum dwelling by floor area	Dwelling type (bedroom/ persons)	Essential GIA (sq m)
Flats	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	100
	4b5p	90
	4b6p	99
	2 storey houses	2b4p
3b4p		86
3b5p		96
4b5p		100
4b6p		107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

LOCATION:	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.		
REFERENCE:	H/00310/11	Received:	20 January 2011
		Accepted:	24 January 2011
WARD:	Colindale	Expiry:	17 March 2011
		Final Revisions:	
APPLICANT:	Choices for Grahame Park Limited		
PROPOSAL:	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).		

BACKGROUND

In early 2008, Choices for Grahame Park ('Choices') held an RIBA design competition to select the architect to undertake the detailed design for Phase 1B of the regeneration of Grahame Park Estate. Phase 1B phase is located at the southern end of the estate between Lanacre Avenue, Grahame Park Way and Great Strand. The competition asked architects to produce designs for the 'Southern Square' and the buildings that surround it. The Grahame Park Residents' Design Panel played a major role in the architectural selection process and their views on the architect's design approach and communication skills informed the Evaluation Panel's decision. A design team led by Jestico + Whiles, including Peter Barber Architects, Studio 54 and Novell Tullett Landscape Architects were selected as the winning design team to produce the detailed designs for Phase 1B.

The design team undertook a review of the approved masterplan and proposed a number of changes and improvements to the approved masterplan for the regeneration including the layout of buildings in Phase 1B around the new Southern Square. These changes to the masterplan are dealt with under the Section 73 application which is being considered in parallel to this application. The changes are also reflected in the Reserved Matters application for Phase 1B which is also being considered on this agenda.

This report should therefore be read in conjunction with the following reports for associated applications:

- 1) Section 73 Application to update the approved masterplan (reference H/00309/11).
- 2) Reserved Matters application for the design, external appearance and landscaping of the buildings and public spaces in Phase 1B of the development (reference H/00308/11).

APPLICATION SUMMARY

As part of the proposed changes to the masterplan a new building has been introduced on the western side of the new Southern Square within Phase 1B of the development to provide enclosure to the space and complete this edge of the new square. This building, Block A9,

wasn't shown on the original masterplan and therefore can't be considered as part of the current reserved matters application. Therefore Choices have submitted a full planning application for the building. However the changes to the masterplan being proposed under the Section 73 application and the Reserved Matters application both take this building into account.

The proposed building is 3 storeys in height where it faces the Southern Square with notched breaks between the upper floors which reduce the massing of the building. The building steps down to a single storey at the rear where it relates to the boundary of Goldcrest Court. Two small commercial units are provided on the ground floor. A total of 5 residential units are accommodated in the building comprising two courtyard homes on the ground floor at the rear and three maisonettes on the upper floors.

RECOMMENDATION:

APPROVE subject to the following conditions:

1. Approved Plans

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

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

Reason:

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

2. Time Limit

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

Reason:

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

3. Hours of Opening

The two commercial units on the ground floor of the building hereby approved shall not be open to customers before 9am or after 10pm on weekdays and Saturdays or before 11am or after 6pm on Sundays.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

4. Restricted Use A1/A2

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.

Reason:

To enable flexibility for the first occupation of the commercial units hereby approved.

5. Restricted Use A1/A2

Notwithstanding the potential initial uses that are permitted to occupy the two commercial units on the ground floor of the building hereby approved as specified under condition 4 of this consent, following the first occupation and commencement of a use within each commercial unit, any subsequent change to an alternative use shall require the submission of a full planning application to the Local Planning Authority for express planning permission.

Reason:

To enable the Local Planning Authority to exercise control over future potential uses within the development.

6. Service Vehicle Delivery Plan

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.

Reason:

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

7. Materials

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.

Reason:

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

8. Architectural Details

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:

- i. Window reveals
- ii. Roof parapet
- iii. Balconies and balustrades

iv. Entrances to flats

All works shall conform to those approved.

Reason:

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

9. Construction Management Plan

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

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

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of free flow of traffic.

10. Hours of Construction

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

Reason:

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

11. Ventilation and Extraction Equipment

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.

Reason:

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

12. Noise Insulation

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

Reason:

To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their home.

13. Noise from Site Plant

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

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

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties

14. Noise Report for site plant

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).

Reason:

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

15. Restricted Use of Roofs

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.

Reason:

To protect the amenities of neighbouring residential properties.

16. Code for Sustainable Homes

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).

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. Environmental Standard: Commercial/Community Space

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.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

18. Travel Plan

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

Reason:

To facilitate modal shift in the choice of transport mode, reduce reliance on the use of the private car and to ensure the sustainability of the development.

INFORMATIVES:

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

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

London Borough of Barnet Adopted Unitary Development Plan 2006:

Policy GSD – Sustainable Development

Policy GMixedUse – Mixed Use

Policy GBEEnv1 – Character

Policy GBEEnv2 – Design

Policy GBEEnv3 – Safe Environment

Policy 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.

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
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
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
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	Construction of single storey community facility to replace existing log cabin adventure playground, and associated landscaping and vehicle	APPROVED 11 th December 2007

	Lanacre Avenue to the South and Quakers Course to the East, London NW9	drop off.	
H/04448/10	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north, Colindale, NW9 5UP	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."	Approved 16 th February 2011
H/05110/10	Grahame Park Estate, (Phase 1B of Regeneration), London NW9	Prior Notification for proposed demolition of buildings in relation to Phase 1B of the Regeneration of Grahame Park Estate comprising of 18 residential buildings of 1 to 4 storey brick and concrete flats, one single storey non-residential building and some seperate garages.	Approved 18 th February 2011

1.3 Pre-Application Public Consultation and Community Engagement

Choices have undertaken thorough consultation and engagement with residents and the local community throughout the regeneration project. Specific consultation and exhibitions have been held on the proposals for Phase 1B which included Block A9. Full detail on the consultation methods is provided in Section 1.3 of the Reserved Matters committee report (H/00308/11).

1.4 Statutory Consultation

Comments from Residents

This application was included in the consultation for the Section 73 and Reserved Matters applications. Local residents and businesses were consulted by letter dated the 24th January 2011. The applications were also advertised in the press on the 27th January 2011 and site notices were displayed at the site.

Neighbours Consulted:	Over 4000	Replies:	0
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Internal Consultation Responses

Highways – no objection subject to conditions

Environmental Health – no objection subject to conditions

2. DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

Description of Grahame Park Estate

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.

Description of Development Proposed Under this Application

This planning application relates the addition of Block A9 on the western side of the new Southern Square within Phase 1B of the regeneration. Block A9 wasn't shown in the original masterplan and therefore requires a separate application for planning consent.

The proposed building is 3 storeys in height where it faces the Southern Square with notched breaks between the upper floors which reduce the massing of the building. The building steps down to a single storey at the rear where it relates to the boundary of Goldcrest Court. Small commercial units totalling 180sqm are provided on the ground floor. A total of 5 residential units are accommodated in the building comprising two courtyard homes on the ground floor at the rear and three maisonettes on the upper floors.

Site for Block A9

Block A9 which falls with Phase 1B of the development. A plan showing the location of the building in relation to the rest of Phase 1B is shown in **Appendix 1**.

The site for Block A9 comprises an area of land at the southern end of Lanacre Avenue near its junction with Grahame Park Way. The site is formed as a result of the relocation and realignment of Lanacre Avenue as part of the proposals for the wider masterplan. Lanacre Avenue is proposed to be moved to the east of its current location. As a result the land which previously included the grass verge, pavement and part of the existing Lanacre Avenue is made available for development to provide the important west edge to the new 'Southern Square'.

The site is roughly rectangular in shape, tapering toward the east, it is generally flat, and is 0.064 hectares measured to the boundaries.

To the west the site backs onto the garden boundary of Goldcrest Court which is a two storey plus pitched roof block of flats which is accessed from Raven Close. The southern boundary is formed by the public pavement running adjacent to Grahame Park Way, leading into the new square from Colindale Underground Station. The northern boundary is formed by the proposed route into the north western corner of the square from the existing pedestrian pathway between Goldcrest Court and Arran Court.

Colindale Tube Station is approximately 350m to the south west along Colindale Avenue.

Other Applications Being Considered

The following applications have been submitted in parallel with this application and will be considered at the same committee meeting:

1. Section 73 Application to update the approved masterplan (H/00309/11)

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 outline planning permission ref: W01731LB/07 granted on 9 April 2008 for the regeneration of Grahame Park Estate. Application accompanied by an Environmental Statement Addendum.

A section 73 application has been submitted to vary the approved plans set out in condition 4 of the outline planning permission. The main change being sought is to the layout of part of the masterplan which was approved for the redevelopment of Grahame Park Estate (original planning permission reference W01731JS/04, extended by planning permission H/04448/10). Since the approved plans are also mentioned in other conditions a number of other conditions also need to be updated to ensure they reflect the proposals being brought forward. Some other changes to the wording of conditions are also required to allow the development to come forward in sub-phases.

2. Reserved Matters for Phase 1B (H/00308/11)

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 planning permission W01731LB/07 (as amended) together with details of traffic management/highway improvements (condition 11) and phasing plans (condition 47) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49.

A reserved matters application has been submitted relating to the design and external appearance of the buildings and landscaping for Phase 1B of the development. The changes to the masterplan proposed in the Section 73 application are reflected in the reserved matters detailed design.

3. Temporary Car Park (H00890/11)

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 of existing surface level car parking spaces.

A separate application for the creation of a temporary car park on land off Lanacre Avenue to the south of Hundred Acre has been submitted. This car park will serve properties in Phase 1B to supplement car parking provision and would be removed when subsequent phases of the regeneration come forward.

3. PLANNING APPRAISAL

Layout, Massing and Design

A detailed description of the proposed Southern Square and associated buildings is provided in the report for the accompanying Reserved Matters application (reference H/00308/11).

Building A9 has been introduced in order to help create a formal public 'square', closing the previously open side of this space to create a sense of enclosure which defines the public space.

The proposed building is a 1 and 3 storey building incorporating a terrace of three courtyard maisonettes over the ground floor commercial units with two courtyard houses to the rear, backing onto the existing Goldcrest Court.

The courtyard gardens of the ground floor houses will back up to the boundary with Goldcrest Court to avoid creating an unsupervised alleyway to the rear of the building. The existing pavement along Lanacre Avenue which passes close to the private gardens of Goldcrest Court will be relocated to the front of A9. The building has frontages on the remaining three sides addressing both the main square and the footpaths to the north and south. This provides windows, doors and activity to the flank elevations facing Grahame Park Way and facing the pathway between A9 and A8.

The proposed building has been designed to be one to three storeys in height in order to maximise the sun penetration into the square from the western side of the development, and ensure that the bulk and massing do not adversely affect the amenities of residents in the properties to the west.

By alternating the storey height of the elevation a 'notched' profile is achieved. The notching reduces the impact of the development on Goldcrest Court, lowering the perception of the height of the proposed buildings (compared to a continuous wall of three storeys). The three storey element of the building is positioned away from the Goldcrest Court boundary. The building drops to a single storey with a gap to the boundary. These measures are considered sufficient to ensure that the building will not adversely impact on the amenity of the occupiers of Goldcrest Court.

Images illustrating Block A9 in relation to the Southern Square and other buildings is provided at **Appendix 2**.

Materials

The same palette of materials is proposed for Block A9 as the rest of Phase 1B to reflect the common theme throughout all the character areas. A light coloured brick is proposed. This will be enhanced with complimentary materials and details in each elevation. The use of brick will respect the character of the area and existing homes.

Daylight and Sunlight

A daylight/sunlight assessment has been carried out to understand the impact that the proposals would have on the existing neighbouring properties (in terms of daylight, sunlight and overshadowing) as well as the daylight and sunlight levels that the proposed dwellings would enjoy.

Many of the rooms in building A9 have more than one aspect. Several of the rooms also have large floor to ceiling windows. The analysis of the A9 proposals during the review process suggested that the dwellings will have a very good level of daylight and sunlight. The massing of building A9 has been sensitively considered to have minimal impact on the neighbouring properties.

Code for Sustainable Homes

In accordance with the rest of Phase 1B, the proposed building will achieve a minimum of Level 3 of the Code for Sustainable Homes. This is considered in the context of the viability of this phase of the development and the future potential to connect to a district heating network. The units are design to ensure that they are compatible with such a system.

Internal Residential Layouts and Amenity Space

Building A9 includes two residential typologies: a 2 bed, single storey courtyard house (of which there are two), and 2 bed maisonettes located above the commercial space (of which there are three). The courtyard houses are each accessed via gates in the flank elevations which lead into private internal courtyards from which access into the houses is provided. Each of the maisonettes have their own private front doors.

Each of the dwellings has been designed to Lifetime Homes Standards. The maisonettes are each 85sqm in internal area while the houses are 76sqm and 72sqm.

Amenity space for the residential units is provided well in excess of the standards within the London Interim Housing Design Guide. The single storey courtyard houses have approximately 110sqm and 90sqm, and the maisonettes have approximately 30sqm, 15sqm and 18sqm.

The internal arrangement of the dwellings have been designed so that the elevation facing Goldcrest Court has no windows from habitable rooms, and has only small decorative windows and an escape window from the stairwell. The habitable rooms have primary outlooks towards the square or internal courtyards. The privacy of both the existing residents in Goldcrest Court and the future residents in the maisonettes are therefore protected.

Based on the above, the development does not impact on the outlook, privacy or have an overbearing or dominating effect detrimental to the enjoyment by adjoining residents of their properties.

Car and Cycle Parking

The parking provision for building A9 is tied into the wider parking strategy for Phase 1B that includes a combination of new secure parking courts, on street parking and takes into consideration the existing parking requirements and provision of the existing estate that will remain after Phase 1B is completed. The overall parking ratio for Phase 1B is 0.74 spaces per unit. The package of Travel Plan measures set out in the Section 73 application will also be applied to the units in Block A9.

The site is approximately 350m from Colindale Underground Station (approximately 5 minutes). Bus stops are also located within recommended walking distances of the site which are well served.

Each of the flats will have access to a secure covered cycle store, either within the private courtyards or in the cycle stores located in the fabric of the building.

Refuse and Recycling

The proposed strategy for refuse storage in A9 includes two refuse stores within the building located next to the entrances of two of the maisonettes on the south and north elevation.

The refuse store on the north elevation will serve the northern maisonette and the two commercial units, while the southern refuse store will serve the two southern marionettes. The two courtyard houses will store their refuse and recycling within their front courtyard. The distance from each of the front doors to their respective refuse store do not exceed 30m.

The collection strategy presumes that the refuse vehicle will drive across the new Southern Square via drop bollards from Lanacre Avenue, thus enabling it to be able to drive within 10metres of each of the refuse stores.

Space for two 1100 litre eurobins (has currently been allowed for in the southern refuse store (one for recycling, one for refuse) for the two commercial units.

4. EQUALITY AND DIVERSITY ISSUES

The equality and diversity issues for Block A9 need to be considered in the context of the wider Grahame Park Estate regeneration scheme.

Residents of the Estate have been involved in the preparation and design of the masterplan for Grahame Park Estate from the outset of the regeneration process. More recently residents played a key role in the RIBA competition process to select the architects for Phase 1B of the development.

The following objectives have been considered in the preparation of the proposals for Phase 1B and the associated changes to the masterplan:

- Involve the residential communities in the homes due for demolition;
- Involve the residential communities in the areas surrounding the proposed new homes;

- Involve the tenants likely to be re-housed in the new homes;
- Develop a sense of local pride and positive feelings for the future of the area; and
- Create new public spaces including the public square gateway into Grahame Park, which look good, provide for a variety of uses, and
- Enhance the reputation and desirability of the wider locality.

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 overall 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 diverse population. The proposals for Block A9 are considered to contribute to achieving these objectives. The homes in Block A9 have been designed to Lifetime Homes standards. Requirements for disabled access have been taken into account.

The application is not considered to conflict with the Council's policies for equality and diversity.

5. CONCLUSION

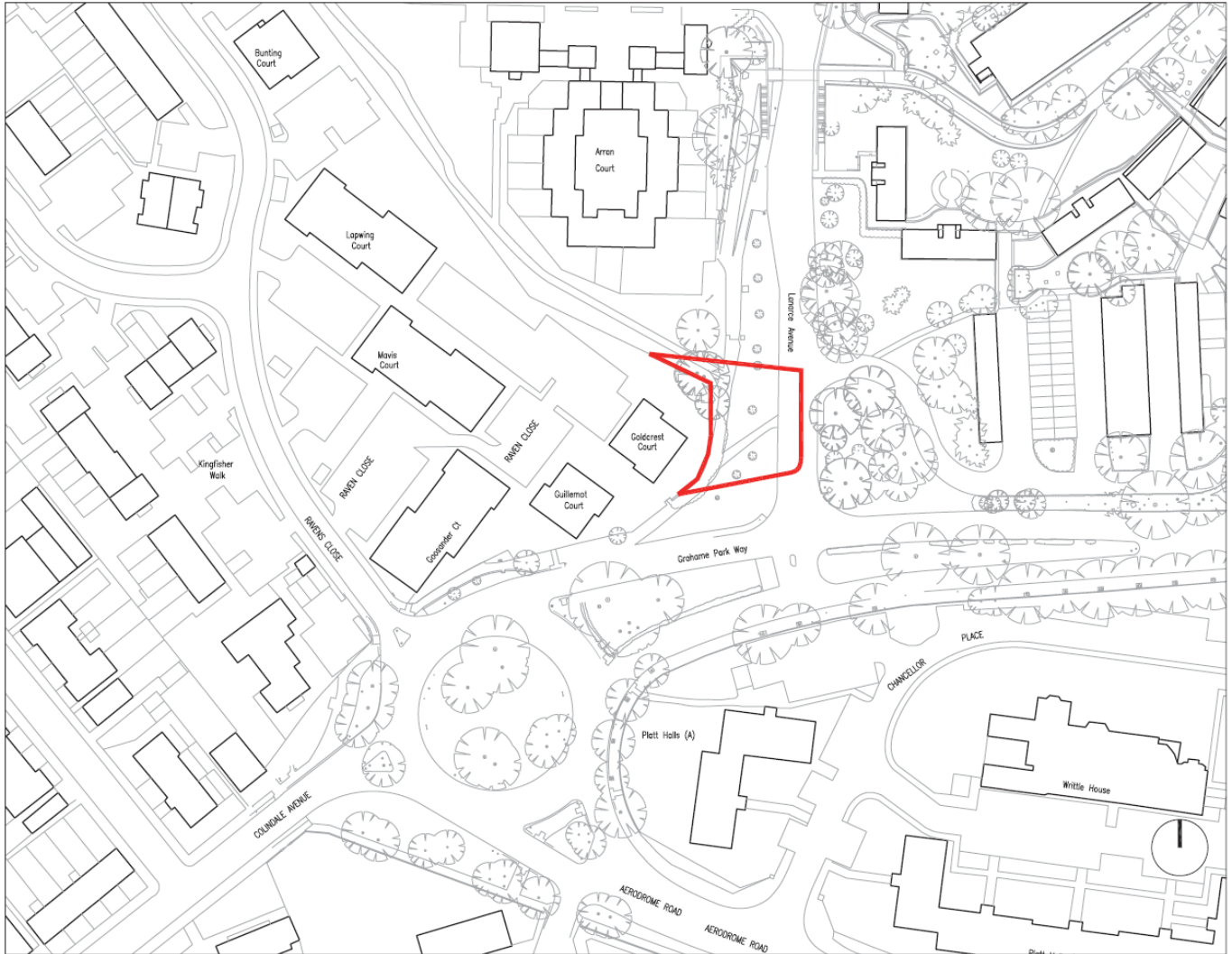
This planning application relates to an additional building within Phase 1B of the regeneration which will enclose the southern 'square' on its western side, in line with the proposed alterations to the Masterplan being proposed under the Section 73 application (H/00309/11).

The proposed building is considered to be in keeping with the urban design principles and parameters set by the masterplan. This building in the context of the revised proposals for the southern square continues to deliver a high quality urban design that will assist the creation of a distinct sense of place. The proposals therefore satisfy the UDP policies and objectives with regards to design. The building layout, use, urban design, and floorspace all accord with planning policy at the national and local level.

The application is recommended for **approval** subject to the conditions listed in this report.

SITE LOCATION PLAN: Block A9, 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

REFERENCE: H/00310/11



APPENDIX 1

Location of Block A9 within Phase 1B of the regeneration



APPENDIX 2

Block A9 within context of the new Southern Square



LOCATION: Land off Lanacre Avenue to the south of Hundred Acre, Grahame Park Estate, London NW9

REFERENCE: H/00890/11 **Received:** 25 February 2011
Accepted: 25 February 2011

WARD: Colindale **Expiry:** 22 April 2011
Final Revisions:

APPLICANT: Choices for Grahame Park Limited

PROPOSAL: 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.

BACKGROUND

This application seeks permission for a temporary car park to be created to provide 99 car parking spaces to serve Phase 1B of the regeneration of Grahame Park Estate.

This application is one of a suite of applications which have been submitted by Choices for Grahame Park to enable Phase 1B to be delivered.

This report should be read in conjunction with the following reports for associated applications:

- 1) Section 73 Application to update the approved masterplan (reference H/00309/11). A section 73 application has been submitted to vary the approved plans set out in condition 4 of the outline planning permission. The main change being sought is to the layout of part of the masterplan which was approved for the redevelopment of Grahame Park Estate (original planning permission reference W01731JS/04, extended by planning permission H/04448/10). Since the approved plans are also mentioned in other conditions a number of other conditions also need to be updated to ensure they reflect the proposals being brought forward. Some other changes to the wording of conditions are also required to allow the development to come forward in sub-phases.
- 2) Reserved Matters application for the design, external appearance and landscaping of the buildings and public spaces in Phase 1B of the development (reference H/00308/11)
- 3) A separate stand alone application has been submitted for a new building within Phase 1B known as Block A9 (reference H/00310/11). This is a three storey building on the west side of the new Southern Square which wasn't shown in the original masterplan. As a result it needs a separate planning permission. It should be noted that the proposed changes to the masterplan under the Section 73 application have taken this building into account. In addition Block A9 has been fully considered as part of the preparation of the Reserved Matters submission for Phase 1B.

RECOMMENDATION

Resolution to approve subject to the following conditions:

1. Approved Plans

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

Reason:

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

2. Time Limit

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.

Reason:

To ensure that adequate car parking is provided for this phase of the development.

3. Parking Spaces

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.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

4. Hours of working

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.

Reason:

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

5. Landscaping - Maintenance

Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or

diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

6. Tree Protective Fencing

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.

Reason:

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

7. Tree Method Statement

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.

Reason:

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

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 GBEEnv1 – Character

Policy GBEEnv2 – Design

Policy GBEEnv3 – 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

- ii. 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.
2. 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

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 Guidance 13: Transport (2001)

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.

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 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

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.'

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
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
W13433A/07	Surface Level Car Parks, Land Off Great Field, Grahame Park Estate, London NW9	Demolition of 14 garages to enable the site to provide a total of 82 surface level car parking spaces (gain of 14 spaces). Erection of 16 new light columns and 2 new CCTV	APPROVED January 2008

		cameras and associated landscaping improvements.	
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
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
H/04448/10	Grahame Park Estate - bounded by Lanacre Avenue to the west, Grahame Park Way to the south and Field Mead to the north, Colindale, NW9 5UP	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."	Approved 16 th February 2011
H/05110/10	Grahame Park Estate, (Phase 1B of Regeneration), London NW9	Prior Notification for proposed demolition of buildings in relation to Phase 1B of the Regeneration of Grahame Park Estate comprising of 18 residential buildings of 1 to 4 storey brick and concrete flats, one single storey non-residential building and some separate garages.	Approved 18 th February 2011

1.4 Statutory Consultation

Comments from Residents

Local residents were consulted by letter dated the 7th March 2011 and its notices were displayed at the site.

Neighbours Consulted:	Over 161	Replies:	0
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Internal Consultation Responses

Environment and Operations - Planning & Safety Team

No objections. Recommend approval.

2. DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

Grahame Park Estate

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.

Background to the 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 the first completions of the residential units expected in Summer 2011. The re-landscaped Grahame Park Open Space has been renamed 'Heybourne Park' and was formally opened on the 13th April.

Description of Site

The site for this application comprises land located on the northern periphery of Phase 1B at the junction of Hundred Acre and Lanacre Avenue.

The site is currently occupied by several blocks of garages as well as Crosbie and Debussy blocks of flats within Grahame Park Estate. These buildings are scheduled for demolition towards the end of 2011 following the grant of prior approval from the Council (reference H/05110/10).

The site currently accommodates 37 surface level parking spaces and 9 domestic garages. The existing surface parking spaces are not allocated to specific residential properties on the estate. The garages are used privately for parking vehicles.

Access is currently provided via Hundred Acre which in turn is accessed from Lanacre Avenue.

The site is currently poorly lit. There is no CCTV coverage for the parking areas. The site is mostly hard landscaped with a mixture of tarmac, concrete and block pavers. There are some areas of shrub planting and semi-mature trees throughout the site.

Description of Development

This application proposes the creation of a temporary car park to provide 99 car parking spaces to supplement the parking provision in Phase 1B.

The car park would be located on the northern boundary of Phase 1B to fit with the interim highway layout at the point where the new Avenue being constructed in Phase 1B rejoins the existing Lanacre Avenue.

The works will comprise resurfacing, marking new parking bays, partial removal of vegetation and crown lifting of existing trees, new lighting and installation of CCTV cameras.

The temporary car park will be completed towards the end of the Sub-phase 3 of Phase 1B and are proposed to be available prior to the occupation of the final building in Phase 1B. The car park would be removed at a later date as subsequent phases of the regeneration are delivered.

Other Applications Being Considered

The following applications have been submitted in parallel with this application and will be considered at the same committee meeting:

1. Section 73 Application to update the approved masterplan (H/00309/11)

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 outline planning

permission ref: W01731LB/07 granted on 9 April 2008 for the regeneration of Grahame Park Estate. Application accompanied by an Environmental Statement Addendum.

A section 73 application has been submitted to vary the approved plans set out in condition 4 of the outline planning permission. The main change being sought is to the layout of part of the masterplan which was approved for the redevelopment of Grahame Park Estate (original planning permission reference W01731JS/04, extended by planning permission H/04448/10). Since the approved plans are also mentioned in other conditions a number of other conditions also need to be updated to ensure they reflect the proposals being brought forward. Some other changes to the wording of conditions are also required to allow the development to come forward in sub-phases.

2. Reserved Matters for Phase 1B (H/00308/11)

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 planning permission W01731LB/07 (as amended) together with details of traffic management/highway improvements (condition 11) and phasing plans (condition 47) required to form part of the reserved matters, and details of the construction methods statement in order to discharge condition 49.

The reserved matters for Phase 1B relating to the design and external appearance of the buildings and landscaping have been submitted. The changes to the masterplan proposed in this Section 73 application are reflected in the reserved matters detailed design.

3. Block A9 (H/00310/11)

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).

A separate stand alone application has been submitted for a new building within Phase 1B known as Block A9. This is a three storey building on the west side of the new Southern Square which wasn't shown in the original masterplan. As a result it needs a separate planning permission. It should be noted that the proposed changes to the masterplan under the Section 73 application have taken this building into account. In addition Block A9 has been fully considered as part of the preparation of the Reserved Matters submission for Phase 1B.

3. PLANNING APPRAISAL

Reason for the Application

The application is submitted in conjunction with the application for Reserved Matters for Phase 1B of the Grahame Park Regeneration. The car parking spaces proposed in this application will serve the properties in Phase 1B as well as retained existing properties. The principle of the development for the regeneration of Grahame Park Estate is established in the Outline planning consent. The justification for the overall parking ration for Phase 1B is provided in the Reserved Matters committee report (H/00308/11). Therefore this application only considers the physical works required to create the temporary car park.

The proposed temporary car park cannot be considered as part of the reserved matters application for Phase 1B since the outline consent defines the reserved matters as scale, external appearance and landscaping. Therefore Choices for Grahame Park have submitted this application for planning permission for the works required to create the temporary car park.

The reserved matters application being considered for Phase 1B includes details of the proposed temporary car park. In addition the Environmental Statement Addendum submitted with the Section 73 application for the changes to the masterplan also included reference to the proposed temporary car park.

Material Considerations

Both the car park and the garages are currently under-utilised. The site is poorly lit and dense vegetation and low branching trees have been sited by residents as factors which contribute to the general feeling of insecurity in the area. Whilst lampposts currently light the footpaths, the car parking area is not lit and there is no CCTV coverage.

Policy D9 of the Adopted UDP states that new development is required to be designed to provide safety and security in the environment and reduce opportunities for crime and the fear of crime. It goes on to identify that particular regard shall be given to ensuring that streets and paths are well and appropriately lit and that buildings, landscaping and planting do not create dark or secluded areas.

The proposals will enhance an area that is currently underused and perceived as unsafe. The improvements will create a safe and secure environment for the residents of the estate. The application is considered to comply with the requirements of policies GBEnv1, GBEnv3, and D9 of the Adopted UDP.

Choices for Grahame Park have consulted the local Crime Prevention Design advisor from Barnet Police to ensure that the proposals meet Secure by Design standards.

- Lighting -

The proposals include the installation of 11 new Monaro Marlow 150214C Lanterns on 6m lamp posts to illuminate the car parking area. This will be accompanied by 2 CCTV cameras on 4m high columns.

- Trees -

The proposals will require the removal of 24 trees within the red line boundary of the car park. 11 trees will be retained and protected using techniques in accordance with British Standard 5837:2005.

- Environmental Impacts -

This application for 99 temporary car parking spaces would not of itself constitute development which would be required to be subject to an environmental impact assessment because it falls below the threshold set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended) and because it would not give rise to significant environmental impacts. However as part of the Environmental Statement Addendum submitted with the Section 73 application (reference H/00309/11) the cumulative impacts of the proposed car park together with the other changes that are proposed to the masterplan that have been assessed. This assessment concluded that since the car park would only be in place for a temporary period, would comprise two relatively small areas (one of 23 spaces and the other of 76 spaces), would replace an area comprising hard surfacing, garages and dwellings, and would be removed once Phase 4A comes forward (being replaced with the northern section of the Southern Park), it is not considered that there will be a significant environmental impacts associated with the temporary car parking.

4. EQUITIES AND DIVERSITY ISSUES

The application will improve the safety and usability of this parking facility for residents of the estate. The applicants have consulted fully with the residents in the locality as part of the wider proposals for Phase 1B which include reference to the temporary car park. The development is considered to comply with council policies and requirements for equality and diversity.

4. CONCLUSION

The proposal will provide safe and useable parking facilities for Phase 1B and existing residents within Grahame Park Estate and will 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. Subject to the conditions detailed in the recommendation, **approval** is recommended.

