

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

18 OCTOBER 2011

COMMITTEE

*Councillor Wendy Prentice (Chairman)

*Councillor Maureen Braun (Vice-Chairman)

Councillors:

*Anita Campbell	Jack Cohen	*Claire Farrier
*John Marshall	*Mark Shooter	*Stephen Sowerby
Andreas Tambourides	*Jim Tierney	* Alison Cornelius (substituting for Andreas Tambourides)
*Lord Palmer (substituting for Jack Cohen)		

*denotes Member present

\$denotes absent on Council business

- 1. MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting of the Committee held on 13 September 2011 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
Apologies for absence were received from Councillor Jack Cohen and Councillor Andreas Tambourides.
- 3. DECLARATION OF MEMBERS' INTERESTS (Item 3):**
None
- 4. PUBLIC QUESTION TIME (Item 4):**
None
- 5. MEMBERS' ITEMS (Item 5):**
None
- 6. TOWN AND COUNTRY PLANNING ACT (1990) – H/02883/11 – Mill Hill Golf Club Ltd, 100 Barnet Way, London, NW7 3AL - Extension to the time limit for implementing planning permission H/03099/08 granted 17/11/08 for 'Demolition of existing clubhouse and associated buildings and landscaping of site. Construction of replacement clubhouse, car parking and associated hard and soft landscaping within the existing course on West side of A1. New vehicular access from A1. Hale Ward**

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

APPROVE the application subject to the following:

(1) That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. **Submission of Documentation** **£0.00**
The Owners shall provide the Local Planning Authority with no less than 30 days prior written notice of the intended date of implementation of the Permission.
4. **Special Site-Specific Obligation** **£209,000.00**
The Owners shall provide the Local Planning Authority with a Bond to the sum of £209,000 prior to implementation of the Permission.'
5. **Special Site-Specific Obligation** **£0.00**
Written notice to be served on the Local Planning Authority 3 months prior to the completion of the new club-house building to confirm the date of commissioning of the new building and the date of occupation.
6. **Special Site-Specific Obligation** **£0.00**
Within 4 weeks following the occupation of the new clubhouse, the existing clubhouse and associated buildings as indicated on plan nos 44-437-EX01 shall be removed and the site landscaped in accordance with a specification supplied by and to the satisfaction of the Council's Greenspaces department.
7. **Monitoring of the Agreement** **£750.00**
Contribution of £750 towards the Council's costs in monitoring the obligations of the agreement.
8. **Special Site-Specific Obligation** **£0.00**
All payments to become payable in their entirety within 28 days following a material start of the development implementing the planning permission with prior written notice to the Assistant Director of Planning & Development Management 14 days before implementation of the development.
9. **Special Site-Specific Obligation** **£0.00**
The paying of the Council's legal and professional costs in preparing the agreement and any other enabling agreements.

(2) That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: H/02883/11 under delegated powers subject to the following conditions: -

1. This development must be begun within three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -44 – 437 – 100 rev B; 44 – 437 – 101 rev C; 44 – 437 – 102 rev A; 44 – 437 – 103 rev B; 44 – 437 – 104 rev A; 44 – 437 – 105; 44 – 437 – EX01; 44 – 437 – EX01 Overlay; 44 – 437 – EX02; 44 – 437 – EX03; Design and Access Statement; Baseline Ecological Assessment; Flood Risk Assessment; Sustainability Statement; Transport Statement; Additional

3. Before development hereby permitted is occupied, turning space and parking spaces (to include 2 disabled parking spaces) and cycle parking shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles. No alterations to the layout or number of vehicle or cycle parking spaces shall be made without the consent in writing of the Local Planning Authority and transport for London.
4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
5. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
8. Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
9. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
10. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
11. 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.
12. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.
13. 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.

- 14 The species, size and siting of the replacement tree(s) shall be agreed in writing by the Local Planning Authority and the tree(s) shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement tree(s) shall be maintained and/or replaced as necessary until the new trees are established in growth.
15. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees 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.
16. Before development commences details on the construction of the grass sedum roof should be submitted to and approved in writing by the Local Planning Authority.
17. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
18. The non-residential development is required to meet the following generic environmental standard (BREEAM) and at a level specified at Section 6.11 of the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007). Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.
19. No development shall take place until details of a construction management plan, including details of material storage, site huts and hours of delivery have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Plan.
20. Before development commences a Management Strategy should be produced in conjunction with Natural England and should be submitted to and approved in writing by the Local Planning Authority.
21. Before development commences a Mitigation Strategy should be produced in conjunction with Natural England and should be submitted to and approved in writing by the Local Planning Authority.
22. No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
23. No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic building (Barn fronting Hankins Lane), in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
24. The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
25. There shall be no raising of existing ground levels on the site within the area liable to flooding.
26. The proposed caretakers flat in the proposed building should only be occupied by persons employed by the Golf Club and for no other purposes.

27 The premises shall be used for a Golf Clubhouse and no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

28. The proposed Clubhouse shall not be open to customers or its members at anytime before 7 a.m. or after 12 p.m. Monday to Sunday.

29. Before the development hereby permitted commences the applicant shall submit details of the proposed lighting of the site for approval in writing by the Local Planning Authority and Transport for London.

The lighting scheme shall include the provision of lighting from the car-park to the clubhouse. The lighting shall be implemented in accordance with the approved details and shall be maintained thereafter.

30. Before development commences a Travel Plan shall be produced in conjunction with Transport for London, submitted to and approved in writing by the Local Planning Authority no later than 6 months from the development commencing.

31. Prior to the commencement of the development, the applicant shall enter into a section 278 agreement with Transport for London to facilitate the removal of the lay-by and associated junction and access works.

(3) That subject to no direction being received from the Secretary of State stating that he wishes to determine the application and upon completion of such legal agreement the Assistant Director of Planning and Development Management be instructed to approve planning application reference: H/02883/11 under delegated powers, subject to the following conditions:

(4) That if the above agreement has not been completed and agreed by the 19th January 2012, unless otherwise agreed in writing, the Assistant Director of Planning and Development Management REFUSE the application ref: H/02883/11 under delegated powers for the following reasons:

The development does not incorporate a formal undertaking to demolish the existing Clubhouse and associated buildings and the development would therefore constitute inappropriate development, which is not justified by very special circumstances, detrimental to the purpose and functions of the Green belt, contrary to policies GBEnv1, GGreenbelt, O1 and O2 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

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

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GL1, GParking, HC5, D1, D2, D9, D11, D13, O1, O2, O18, L20, L22, GRoadNet, M11, M12, M13, M14.

National Planning Policy Guidance/ Statements:

Planning Policy Statement 1: Delivering Sustainable Development, with Planning and Climate Change Supplement

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Guidance Note 2: Greenbelts

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.16, 7.17, 7.19

Supplementary Planning Documents - Sustainable Design and Construction
Obligations - Monitoring of Planning

Relevant Core Strategy Policies: CS5, CS7

Relevant Development Management Policies: DM01, DM03, DM04, DM15, DM16, DM17.

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

The proposal is considered to have an acceptable impact on the character and appearance of the area and would not be detrimental to the amenities of surrounding occupiers. The proposal is considered to comply with national and local Greenbelt policy and all the aforementioned UDP policies and therefore approval is recommended accordingly.

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

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application

WATER COMMENT

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111

3 Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. Clean water should not pass through the oil separator. The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Consent Department on 08708 506506 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is also required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Consents Department on 08708 506506 for further details.

WASTE

- Any waste arising from these works must be removed by a Registered Carrier and disposed of at an appropriate authorised waste management licensed facility, following the waste transfer or consignment note system, whichever is appropriate.
 - Waste arising from demolition must be clearly segregated as to the types for disposal within the approved waste categories.
 - Particular attention needs to be given to avoid the comminution of any asbestos as it is removed in the demolition phase so as to avoid contamination of the site from this source.
4. The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.
5. The historic building is of intrinsic archaeological interest and any alteration or demolition of the historic structure should be recorded before it is damaged or destroyed by the development hereby permitted.
6. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Deans Brook main river. Consent is also required for any works which will affect the flow of an ordinary watercourse.
7. The Mitigation Strategy should set out how the developer will:
- i) protect slow worms from any harm that might arise during the development work; and,
 - ii) ensure that sufficient quality, quantity and connectivity of habitat is provided to accommodate the slow worm population, either on-site or at an alternative site,

with no net loss of local reptile conservation status.

This Strategy should also set out the other mitigation measures which will be put in place in order to fully mitigate the potential effects of development on the ecology of the site (for example, in relation to breeding birds) and its surroundings.

For further information the applicant is advised to contact Lisa Walduck, Natural England, London Regional Office, 6th Floor, Ashdown House, 123 Victoria Street, London, SW1E 6DE. Tel - 0300 060 0139.

8. The Management Strategy should detail how the development site and receptor sites for slow worms and toads will be managed in the future, including the mechanisms for securing funding to enable this ongoing management. The Management Plan should look to retain existing features where appropriate and link into existing off site biodiversity

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

7. TOWN AND COUNTRY PLANNING ACT (1990) – F/02295/11 – Chessington Court, Charter Way, London, N3 3DT - Construction of a roof extension at Chessington Court to create 8No. new self-contained residential units. Installation of solar panels at new roof level. Formation of 4 garages. Provision of 45 parking spaces following alterations to front landscape. Replacement of existing bin store with new Refuse & Recycling store. New bicycle store to accommodate 56 Bikes. Finchley Church End Ward

The Committee having heard oral representations from Mr Alan Tinger objecting to the application and the applicant's response, resolved to

REFUSE (a reversal of Officers recommendation) the application for the following reasons;

1. The proposed development by reason of its position, bulk and design would represent an overdevelopment of the site, provide insufficient amenity space for existing and future occupiers and adversely affect neighbouring residential amenity and the character and appearance of the surrounding area contrary to policies GBEV1, GBEV2, D1, D2, D3, D4, H16 and H18 of the Barnet Adopted Unitary Development Plan (2006).

2. No formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

8. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)

RESOLVED – That the Council's decision on the applications listed below be as indicated, and that the Assistant Director of Planning and Development Management be instructed to convey such decisions to the applicants.

EDGWARE WARD

H/03635/11 Stonegrove and Spur Road Estates, Edgware, Middx, HA8 8BT
Barratt Homes Ltd
Extension to the time limit for implementing Condition 3 of planning permission W13582E/07 dated 06/10/08 to allow submission of reserved matters to continue

development in respect of 'Outline planning application for the redevelopment of Stonegrove and Spur Road Estates to include the demolition of the 603 existing residential units, community and school buildings, and the erection of 937 new residential units, new community hall, church and church hall with nursery facilities, the provision of associated public and private open space, car parking and cycle parking, new vehicular access off Spur Road, new vehicular access off Stonegrove, and new internal road layout. Of the 937 new residential units, the application includes the submission of full details for Zone 1 of the redevelopment which will involve the erection of 138 residential units (31 houses and 107 flats) of which 86 units will be affordable and 52 will be for private sale, associated hard and soft landscaping incorporating new public open space, and associated car parking and cycle parking.

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

APPROVE the application subject to the following;

1. The completion of a satisfactory Deed of Variation to make any necessary amendments the existing Section 106 Agreement dated 6th October 2008 attached to planning permission W13582E/07 to ensure that the Agreement is linked to the planning permission to be granted under this application (reference H/03635/11) and any other updates that are considered necessary by the Assistant Director for Planning and Development Management.
2. That upon completion of the Deed of Variation, the Assistant Director of Planning and Development Management approve the planning application reference H/00342/09 under delegated powers subject to the following conditions (with such detailed amendments to the wording of the conditions as the Assistant Director of Planning and development Management may consider to be reasonable and necessary):
 1. The development to which the full detailed planning permission relates, as shown on plan entitled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006 shall be begun not later than the expiration of three years beginning with the date of decision.
 2. Prior to the submission of reserved matters, being scale, appearance and landscaping (hereafter called the reserved matters) for each phase as identified on approved phasing plan ref: 10930_MP_243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the Local Planning Authority), design codes shall be submitted to and approved in writing by the Local Planning Authority. Each design code and shall be substantially in accordance with the Stonegrove and Spur Road Estate :Design Statement dated August 2007 and shall include:
 - A three dimensional masterplan of that phase and its adjoining phases that shows clearly the intended arrangement of spaces and buildings, including massing, orientation, distribution of uses, densities, building lines and spaces;
 - The design principles for that phase including information on dwelling types, palette of materials, parking, and information on the protection of residential amenity including privacy and overlooking;
 - An assessment showing that each phase has been designed to accord with the BRE "Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice"; and
 - An assessment against the criteria established by Secure by Design and the Council's SPG "Designing to Reduce Crime".
 3. Applications for the approval of the reserved matters for which the outline planning permission relates, as shown on plan entitled 'Hybrid Planning

Application Boundaries' ref.10930_MP_33 Rev E dated July 2006 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and shall be in accordance with the approved Design Code of that zone.

4. The development to which the outline planning permission relates, as shown on plan titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006, shall be begun either before the expiration of five years from the date of this grant of outline planning permission or before the expiration of two years from the date of the approval of the last reserved matter, whichever is the later.

5. The phasing of the development hereby approved shall be carried out in accordance with approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority). No development shall commence until the timing of the phasing of the development as shown on this plan has been submitted to and approved by the local planning authority, and shall thereafter be implemented in accordance with the approved scheme.

6. No development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall take place until details of scale, appearance and landscaping within that phase have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

7. Reserved matters applications pursuant to this permission shall be made in accordance with the following plans and documents approved by this application unless otherwise agreed in writing with the local planning authority. The development shall be implemented in accordance with such details as approved.

1. Environmental Statement dated August 2007
2. Environmental Statement Addendum dated January 2008
3. Environmental Statement Non Technical Summary dated August 2007
4. Planning Statement dated 31 August 2007
5. Sustainability Statement Rev.A dated January 2008
6. Energy Strategy Edition 10 dated February 2008
7. Access Statement dated 31 August 2007
8. Masterplan phasing plan ref: 10930 MP 243-C dated 25 August 2011
9. Maximum parameter heights ref: 10930_MP_01F
10. Tree protection plans references: SA001; SA002; SA003;
11. Masterplan layout and access: 10930_MP_31 Rev E
12. Masterplan uses
13. Zone 1 Plans and Elevations. Plan references:
2179-1001-P01; 2179-1002-P01; 2179-1003-P01; 2179-1004-P01;
2179-1005-P01; 2179-1006-P01; 2179-1007-P01; 2179-1008-P01;
2179-1009-P01; 2179-1010-P01

8. The maximum number of dwellings to be developed on the application site (the land which is subject to both the detailed and outline planning permission) shall not exceed 937 unless otherwise agreed in writing with the Local

Planning Authority.

9 The layout of the development hereby approved shall be carried out in substantial accordance with Sprunt Drawing 'Masterplan Ground Floor Plans' drawing ref: 10930_MP_31 Rev E and the plan titled 'Access Plans' as contained within the Environmental Statement dated August 2007 unless otherwise agreed in writing with the local planning authority.

10. The development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of vehicular access points into the internal highway layout within the development phase hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with Sprunt Drawing 'Masterplan Ground Floor Plans' drawing ref: 10930_MP_31 Rev E and the plan titled 'Access Plans' as contained within the Environmental Statement dated August 2007. The development shall be implemented in accordance with the details as approved unless otherwise agreed in writing with the local planning authority.

11. No development shall take place within any phase as identified on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until details of the car parking provision and turning spaces for that phase have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such details as approved. No dwelling located within phases 2 to 8 as detailed on the approved phasing plan shall be occupied until the car parking and turning space(s) serving that dwelling has been provided in accordance with the approved details.

12. Prior to the occupation of any residential units located within phases 2 to 8 as detailed on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) ,details of traffic calming measures for managing the road network within a particular zone, in the interests of efficiency, safety and the environment shall be submitted to and approved in writing by the local planning authority and implemented.

13. The development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of a right turn lane facility from Stonegrove into that development phase along with kerb realignments, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved prior to the occupation of the buildings within those phases.

14. The development hereby permitted within phase 1 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of median islands and kerb realignment on Spur Road to enforce 'Left in' and Left out' traffic movements to and from the new development, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved prior to the occupation of the buildings within that phase.

15. The total number of car parking spaces within the entire application site

(the land which is subject to both the detailed and outline planning permission) shall not exceed 1000 spaces.

16. Prior to the commencement of development a detailed trip assessment is to be submitted and approved by the local planning authority (in consultation with TfL) to enable the junction and bus impacts to be assessed.

17. Prior to the commencement of development within any phase, the works to be undertaken to existing adopted highways within that phase are to have been approved by the local planning authority following approval of the detailed trip assessment, and implemented prior to the occupation of any of the residential units located within that phase. The development shall be implemented in accordance with such details as approved.

18. Notwithstanding the submitted plans, no development shall commence within any phase as identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until details of a scheme for the installation of petrol/oil interceptor(s) in all car parks located within that phase have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved scheme and shall be provided before the car park(s) to which the scheme relates is brought into use.

19. No dwelling shall be occupied within any phase of the development hereby approved until the highway which is intended to serve that dwelling has been constructed in accordance with a scheme which will have been previously submitted to and approved by the Local Planning Authority.

20. No dwelling shall be occupied within any phase of the development hereby approved until the applicant has executed the obligations in relation to the off site highways works to the satisfaction of the Local Planning Authority.

21. The applicant shall undertake parking surveys in accordance with a scheme to be agreed in writing with the local planning authority to ascertain the demand for parking with a view to reducing the level of parking in the development if necessary.

22. Prior to development of each phase as detailed on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), details of a scheme for the provision of facilities for the secure storage of cycles for that phase shall be submitted to and approved by the Local Planning Authority. No dwelling located within the phase to which the approved scheme relates shall be occupied until the cycle storage facilities have been provided in accordance with the approved plans.

23. No development shall commence within any phase as identified on the approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until a Drainage Strategy detailing any on and/or off site drainage works has been submitted to and approved by the local planning authority for that phase. No discharge of foul or surface water from the site shall be discharged into the public system until drainage works referred to in the Strategy have been completed in the phase in which they are located.

24. Prior to the commencement of each phase a scheme relating to the disposal of surface water drainage and source control measures for the phase in which the scheme will serve shall be submitted to and approved by the local planning authority. The submitted details shall be in accordance with the addendum to the Flood Risk Assessment from RPS ref: JER7306 dated 17

January 2007. No dwelling located within the phase to which the scheme relates shall be occupied until the scheme has been implemented in accordance with the approved details.

25. Prior to the occupation of any dwelling located on land to which the full planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006, car parking provision as shown on the approved plans shall be provided and be ready for use and shall thereafter be so maintained.

26. The facilities for the storage of cycles on land to which the full planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006 shall be implemented in accordance with the approved plans and shall be provided before any dwelling hereby approved is occupied.

27. Phase 1 of the development hereby permitted, as identified within the approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), shall be carried out in complete accordance with the 'Written Scheme of Investigation for Archaeology Evaluation (for the Phase 1 Development)' dated December 2007 prepared by RPS Planning and Development. Any mitigation measures / details of further work as identified within the Evaluation shall be submitted to and approved by the local planning authority and shall be implemented in full prior to any development or demolition commencing within the boundary of Phase 1, or unless otherwise agreed in writing with the Local Planning Authority.

28. No development shall commence within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) until a detailed scheme of landscaping relating to that zone has been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details and shall be completed during the first planting season following completion of the development located within that zone. This plan shall include the identification of locations for the replacement of trees and shrubs and a schedule of the type, species and maturity of these (including semi mature trees).

29. No development shall commence within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) until samples of the materials to be used in the external surfaces and hard surfaced landscaped areas of the development hereby approved have been submitted to and approved by the local planning authority. The development shall be constructed in accordance with the approved materials.

30. No development within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) shall commence until details of a scheme for external lighting, including the phasing of its installation has been submitted to and approved by the local planning authority. No dwelling located within zone 1 shall be occupied until the external lighting which is located adjacent to that dwelling has been provided and is in operation in accordance with the approved scheme.

31. No development shall commence within zones 2 to 8 as identified on plan titled 'Masterplan Zones' reference 10930_MP_10 Rev E dated 23/03/2007 as

contained within the Planning Statement (ref: JLH0446) dated 31 August 2007, until details of a landscape masterplan for the site to which the outline planning permission relates (as shown on the plan titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details. This plan shall include the following:

- The identification of trees which are to be retained;
- The identification of locations for the replacement of trees and a schedule of the type, species and maturity of these (including semi mature trees);
- The landscape strategy and design objectives for the site as a whole; and;
- The palette of landscaping (hard and soft) materials and planting that will inform reserved matters within each phase.

32. A programme of archaeological work, relating to the phase in which it is located (excluding zone 1) as shown on the approved phasing plan 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) which is substantially in accordance with paragraphs 8.74 to 8.78 of the Environmental Statement dated August 2007, shall be submitted to approved by the local planning authority before any development or demolition is commenced within the phase to which the programme relates. Any archaeological mitigation / investigation measures or work identified shall be implemented in full accordance with the approved details with the final archaeological report being submitted to and approved by the local planning authority before any development or demolition located within the zone to which the report relates commences.

33. Prior to the commencement of development for each phase as shown on the approved Phasing Plan the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) a scheme for hard and soft landscaping (in general conformity with the Rummey Design 'Trees, Planting and Biodiversity Strategies' document Revision A dated August 2007 submitted as part of this planning application) for that phase shall be submitted to and approved in writing by the local planning authority. The details of landscaping shall include the following:

- the position and spread of all existing trees, shrubs and hedges to be retained;
- details of any proposed topping or lopping of any retained tree;
- a plan showing the location of, and allocating a reference number to, each existing tree which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- details of the species, diameter (measured in accordance with paragraph (iii) above, and the approximate height, and an assessment of the general state of health and stability, of each retained tree;
- new tree and shrub planting including species, plant sizes and planting densities;
- means of planting, staking and tying of trees, including tree guards;
- existing contours and any proposed alterations such as earth mounding;
- areas of hard landscape works including paving and details, including samples, of proposed materials;
- trees to be removed;

- details of how the proposed landscaping scheme will contribute to wildlife habitat (ranging from ground cover to mature tree canopy), to the satisfaction of the Local Planning Authority;
- Timing of planting within each phase.

34 Notwithstanding the submitted plans, prior to the commencement of each phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) an open space strategy for that phase shall be submitted to and approved by the local planning authority. The strategy shall include details of the location, size and timing of provision of the open space and shall thereafter be so maintained unless otherwise agreed in writing with the Local Planning Authority.

35. Prior to commencement of development in any phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), temporary fencing shall have been erected around existing trees which are to be retained in accordance with details to be submitted and agreed in writing by the Local Planning Authority. These details shall include protection to any retained tree outside of the phase boundary that may be affected by construction access and associated works. The details shall conform with BS 5837:2005 Trees in Relation to Construction. 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.

36. If within a period of five years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed uprooted or destroyed or dies another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season, unless the otherwise agreed in writing with the Local Planning Authority.

37. Any existing tree shown to be retained 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 of appropriate size and species in the next planting season.

38. Prior to the commencement of development within any phase identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the Local Planning Authority), details of children and toddler play areas to be provided within the phase to which the submission relates shall be submitted to and approved in writing by the local planning authority. The play area(s) shall be provided in accordance with the approved details within 12 months of the first occupation of any dwelling located within the phase to which the play area relates.

39. No development shall commence until an Ecological Mitigation and Management Plan, including ecological enhancements both on and off site has been submitted to and approved by the local planning authority. The Plan should be in accordance with the recommendations laid out in section 7.120 of the Environmental Statement dated August 2007 as updated by the Addendum dated January 2008 and approved as part of this planning permission, and shall be implemented in full and shall thereafter be so maintained, unless any amendments are subsequently agreed in writing with the Local Planning Authority.

40. No development within each phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall commence until a Public Realm Management Plan has been submitted to

and approved by the local planning authority for that phase. No dwelling located within the phase, shall be occupied until the approved Plan relating to that zone has been implemented in accordance with the approved details.

41. No development or demolition within Phase 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall commence until detailed plans for that phase of a new community building(s) (including location plans, elevations and floorplans) together with a Community Buildings Phasing Plan setting out when they are to be provided and when they will be available for use have been submitted to and approved by the local planning authority. This plan shall include details of the following:

Hours of opening;

Uses;

Booking arrangements;

Pricing structure;

Management arrangements; and

Monitoring arrangements for the Plan

The buildings shall be constructed in accordance with the approved details and shall be available for first use when stated in the approved Community Buildings Phasing Plan.

42. The new Community Centre shall have a minimum gross external floorspace of 440sqm and be located on the new central public square as shown drawing titled 'Proposed Development' ref: 2.1 dated August 2007 as contained within the ES dated August 2007 (unless an alternative location is agreed in writing with the Local Planning Authority).

43. Before the development of any community building commences, samples of materials to be used in the external surfaces of the community building(s) shall be submitted to and approved by the local planning authority and they shall be constructed in accordance with the approved materials.

44. Prior to commencement of development within each phase hereby approved on phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) a Construction Methods Statement and Environmental Management Plan shall be submitted to and approved in writing by the local planning authority, which is substantially in accordance with paragraph 6.72 of the Environmental Statement dated August 2007. The development shall thereafter be implemented in accordance with the approved details. This statement shall include:

iii) 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;

iv) details of the routing of construction vehicles to the site and access and egress arrangements;

v) details of construction lighting and parking;

vi) the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;

vii) 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;

viii) measures to recycle materials on the site;

ix) a strategy for the timing and operation of construction works to minimise disturbance to adjoining neighbours;

- x) details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition, including details of public art to be displayed on the hoardings;
- xi) agreement on and continuous assessment of permitted noise levels emanating from the boundary of that phase of development;
- xii) mitigation measures for all plant and processors;
- xiii) contractors parking plan;
- xiv) appointment of a Community Liaison Officer together with details of their duties / tasks and length of appointment; and
- xv) demolition method statement.

45. The works required to implement the development hereby approved shall only be carried out between the hours of 07.30 to 18.00 on Mondays to Fridays and 08.00 and 13.00 on Saturdays, and not at all on Sundays, Bank or Public Holidays, unless otherwise approved in writing by the local planning authority.

46 Prior to the development within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the Local Planning Authority) other than for investigative work for each phase:

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

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

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

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

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

47 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.

48. Prior to the occupation of each phase, details of any plant and air conditioning equipment associated with each respective building within that phase, and the specific noise levels of any noise generated by reasons of the

plant and air conditioning equipment proposed, together with any noise attenuation measures, has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the commencement of use of each respective building.

49. The development hereby approved shall be constructed so as to provide sound insulation against externally generated noise and vibration so that the level of noise in the habitable rooms shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am. Dwellings shall also be provided with double glazing and additional means of ventilation so that the windows and other openings can be kept closed. A scheme for any mitigation measures shall be submitted to and approved by the local planning authority prior to the phase of the development to which the mitigation measures relate commences. Any approved mitigation measures shall be implemented in full before any of the units to which those mitigation measures relate are occupied.

50. Before the phase within which the biomass and CHP plant are located as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not begin until details of an air quality strategy for monitoring and reporting of the existing air quality of the site and the air quality following completion of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved mitigation strategy.

51. The development hereby permitted at phase 2 and 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not begin until details of an air quality strategy for monitoring and reporting of the existing air quality of the site and the air quality following completion of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved mitigation strategy.

52. No development shall commence for each phase as shown on approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until a scheme which identifies the mitigation effects of wind as identified in the Environmental Statement dated 2007 and Addendum 2008 has been submitted to and approved by the local planning authority. No dwelling located within any particular phase shall be occupied until the approved mitigation measures relating to that phase have been installed in accordance with the approved plans and shall thereafter be so maintained unless otherwise agreed in writing with the local planning authority.

53. The development hereby approved, (both that which relates to the outline and detailed planning permission as identified on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) shall provide for a minimum of 417 units of affordable housing or unless otherwise agreed in writing with the Local Planning Authority.

54. No development shall commence until a scheme for liaison with existing on site residents regarding the decanting of those residents during the construction period has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved scheme, unless otherwise agreed in writing with the Local Planning Authority.

55. All of the residential dwellings within the development hereby approved shall be built to lifetime homes standards.

56. A minimum of 10% of the residential dwellings within the development hereby approved shall be built to wheelchair housing standards or easily adaptable for residents who are wheelchair users.

57. No phase of development hereby permitted as identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall be commenced until a sustainability framework for that phase that satisfactorily applies the principles of the approved Sustainability Strategy dated January 2008, has been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved framework unless otherwise agreed in writing with the Local Planning Authority.

58. All residential accommodation hereby approved shall be built to Code for Sustainable Homes Level 3 standards. Before the occupation of each phase, the applicant shall submit certification to demonstrate that Code Level 3 has been achieved.

59. No building or dwelling shall be occupied until a strategy for the provision of space and facilities for the separate storage and collection of waste for re-use and recycling within each building have been submitted to and approved in writing by the local planning authority and until the approved works have been implemented within each respective building. The strategy shall include the provision of a waste audit covering the removal and disposal of all waste arising from the construction and operation of the development. Such an audit shall be maintained for regular inspection by the Council. The works undertaken in accordance with this strategy shall thereafter be retained and kept free of obstruction and available for those purposes within each building.

60. No building shall be occupied until details for the provision of refuse storage to serve each building have been submitted to and approved in writing by the local planning authority and until the approved works have been implemented within each respective building. The approved details shall thereafter be retained and kept free of obstruction and available for refuse storage within each building.

INFORMATIVE(S):-

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

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan (July 2011) and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):

GSD; GMixedUse; GBEnv1; GBEnv2; GBEnv3; GParking; GCS1; GEMP4; ENV12; ENV13; ENV14; D1; D2; D3; D4; D5; D6; D9; D10; D11; D17; M2; M3; M4; M5; M6; M11; M13; M14; H2; H5; H14; H16; H17; H18; H20; H21; CS1; CS2; EMP2; IMP1; IMP2.

Core Strategy Submission Document (May 2011): CS 1; CS 3; CS 4; CS 5; CS 9; CS 12; CS 13.

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

The application to renew the outline planning permission for the redevelopment of Stonegrove and Spur Road Estates will enable the regeneration of one of the council's priority housing estates in accordance with the Three Strands Approach and policies within the London Plan. The development will deliver new high quality, sustainable housing and will transform Stonegrove and Spur Road Estates into a thriving mixed tenure neighbourhood which is integrated with the surrounding area.

2. 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.

3. There are public sewers crossing the 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 Water assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

4. At the detailed design stage, the drainage strategy for the site should reflect the contents of the Flood Risk Assessment addendum and include the following information in order for the Environment Agency to discharge condition 12:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

5. The development of this site is likely to damage archaeological remains. The application should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

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

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

The details of acoustic consultants can be obtained from the following contacts:

Institute of Acoustics: telephone number 01727 848195

Association of Noise Consultants: telephone number 01763 852958

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- * Dept of Environment: PPG 24 (1994) Planning Policy Guidance - Planning & Noise.
- * BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description & measurement of environmental noise.
- * BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas.
- * BS 8223 :1999 - Sound insulation and noise reduction for buildings: code of practice.

- * Dept of Transport: Calculation of Road Traffic Noise (1988).
 - * Dept of Transport: Calculation of Railway Noise (1995).
 - * Dept of Transport: Railway Noise & Insulation of Dwellings
7. The Biomass Boiler Air Quality Assessment report required to be submitted to the LPA, should be written in accordance with the following guidance:
- * NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy
 - * Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality
 - * Local Air Quality Management Technical Guidance LAQM.TG(03)
 - * London Councils Air Quality and Planning Guidance, revised version January 2007.

8. In complying with the contaminated land condition parts 1 and 2:

a) Use of current guidance

Reference should be made at all stages to appropriate current guidance and codes of practice at January 2006 this would include:

- * The Environment Agency CLR Guidance documents;
- * Planning Policy Statement 23 Planning and Pollution Control;
- * PPS23 Annex 2 Development On Land Affected By Contamination;
- * 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;
- * And 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 council. (e.g. trial pit logs and complete laboratory analysis reports)

d. Decision Process

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

9. The development will require a number of accesses to be formed on the public highway at the applicant's expense. These works will be carried out under the Highways Act 1980. Detailed proposals for these works should be submitted for approval to the Highways Group, North London Business Park (NLBP), Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

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

11. Any alteration to existing crossovers or new crossovers that will need to be formed will be subject to detailed survey by the Crossover Team in Highways Group as part of an application for crossovers under Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Highways Group, NLBP, Building 4, Oakleigh Road South, London N11 1NP (telephone 020 8359 3018).

12. Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

13. The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The environmental information provided with the application has been taken into account in determining this application.

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

COCKFOSTERS WARD

B/00026/11/CAN Middlesex University, Cat Hill, EN4 8HU

L&Q

Demolition of existing buildings and redevelopment of site to provide 272 residential units comprising 178 self-contained flats within 5 x 6-storey blocks with basement parking (Block E - 2 x 2-bed and 22 x 3-bed, Block F - 6 x 1-bed, 14 x 2-bed and 10 x 3-bed, Block G - 6 x 1-bed, 14 x 2-bed and 10 x 3-bed, Block H - 10 x 1-bed, 22 x 2-bed and 2 x 3-bed, Block I 10 x 1-bed, 22 x 2-bed and 2 x 3-bed), 3 x 3 and 4-storey blocks comprising (Block A - 3 x 1-bed and 6 x 2-bed. Block C - 6 x 1-bed and Block D - 3 x 1-bed and 8 x 2-bed) and 94 x 2 and 3-storey terraced single family dwelling houses (40 x 3-bed and 54 x 4-bed), associated car parking space, communal amenity space, landscaping and internal access roads.

The Committee RESOLVED –

That the Director of Planning of the London Borough of Enfield is informed that Barnet object to the proposed scheme on the basis that it:

- Fails to justify principle of exclusive residential use for the site.
- Makes no provision for social infrastructure (Health and Education) within Barnet
- Has not responded to the characteristics of the surrounding area in terms of its design approach.
- Would result in the loss of a significant number of trees with a high historic, amenity and biodiversity value
- Would have a significantly detrimental impact upon biodiversity and protected species currently found on site and fails to adequately mitigate or compensate such a loss.

- Is not sustainable development as it does not prudently use natural resources in its development of a distinct and significant area of Greenfield land.
- Fails to provide sufficient information to support findings of the Transport Assessment and Travel Plan.
- Does not satisfactorily demonstrate that on site parking levels are sufficient to avoid overflow parking.

The meeting finished at 8.15pm