

<u>MEETING</u> PLANNING AND ENVIRONMENT COMMITTEE
<u>DATE AND TIME</u> MONDAY 19 DECEMBER 2011 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Wendy Prentice
Vice Chairman: Councillor Maureen Braun

Councillors:

Anita Campbell	Jack Cohen	Claire Farrier	John Marshall
Mark Shooter	Stephen Sowerby	Andreas Tambourides	Jim Tierney

Substitute Members - Councillors:

Alison Cornelius	Sury Khatri	Andrew McNeil	Graham Old
Lord Palmer	Barry Rawlings	Agnes Slocombe	Andrew Strongolou
Reuben Thompstone	Darrel Yawitch		

You are requested to attend the above meeting for which an agenda is attached.
Aysen Giritli – Head of Governance

Governance Services contact: Maria Lugangira 020 8359 2761

Media Relations contact: Sue Cocker 020 8359 7039

To view agenda papers on the website: <http://committeepapers.barnet.gov.uk/democracy>

CORPORATE GOVERNANCE DIRECTORATE

ORDER OF BUSINESS

Item No.	Title of Report	Page Nos.
1.	MINUTES	-
2.	ABSENCE OF MEMBERS	-
3.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
4.	PUBLIC QUESTION TIME (if any)	-
5.	MEMBERS' ITEMS – (if any)	-
6.	Report of the Assistant Director of Planning and Development Management	1 - 54
7.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	-
8.	MOTION TO EXCLUDE THE PRESS AND PUBLIC:- That under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act (as amended) shown in respect of each item:	-
9.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	-

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PLANNING AND ENVIRONMENT COMMITTEE

19 DECEMBER 2011

ITEM 6

REPORT OF THE
ASSISTANT DIRECTOR OF PLANNING AND
DEVELOPMENT MANAGEMENT

BACKGROUND PAPERS – GENERAL STATEMENT

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

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

Contact Officer: Mrs V Bell, 020 8359 4672

PLANNING AND ENVIRONMENT COMMITTEE

DATE: 19 December 2011

INDEX TO THE REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Page 1- 47

H/04565/11

Mill Hill Ward

Inglis Barracks, Price Close, London, NW7 1PX

Submission of details of condition 4 (Site Wide Design Code) pursuant to planning permission H/04017/09 dated 22.9.11

Approve subject to conditions

F/04637/11

Garden Suburb Ward

Page 48-54

Meadway, pavement outside 37 Wildwood Road, London, NW11

Installation of BT Openreach fibre optic green equipment cabinet.
(TELECOMMUNICATIONS APPLICATION)

Prior Approval Required

LOCATION: Inglis Barracks, Price Close, London, NW7 1PX

REFERENCE: H/04565/11 **Received:** 9 November 2011

Accepted: 9 November 2011

WARD: Mill Hill **Expiry:** 4 January 2012

APPLICANT: The Inglis Consortium

PROPSAL: Submission of details of condition 4 (Site Wide Design Code) pursuant to planning permission H/04017/09 dated 22.9.11

SUMMARY

Outline planning consent was granted on the 22nd September 2011 for the redevelopment of Inglis Barracks. The permission was subject to a number of conditions, including Condition 4 which required the submission and approval of a site wide Design Code. The condition was considered necessary as the applicant is proposing to sell the site in phases which will then be developed out over an approximately ten year period by a range of different developers. The aim of the Design Code is to provide a set of design standards to guide Reserved Matter applications so as to ensure a cohesive development.

At the Planning and Environment Committee meeting on the 13th April Members requested that the Design Code be reported back to committee for consideration.

RECOMMENDATION: APPROVE SUBJECT TO THE FOLLOWING CONDITIONS;

Subject to the amendments outlined in the 'schedule of changes' at appendix 1 with such detailed further amendments as the Assistant Director of Planning and Development Management may consider to be reasonable and necessary following the committee meeting.

1. The plans accompanying this application are the 'Millbrook Park (Mill Hill) Design Code (November 2011).

Reason:

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

2. The Design Code hereby approved shall be subject to a review every 24 months from the date of implementation of outline consent H/04017/09 dated 22nd September 2011. Such a review and any amendments to the Design Code shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be in compliance with the amended Design Code. Any non-compliance with the Design Code should be identified and clear reasons given for that non-compliance.

Reason:

To ensure that the Design Code remains up to date and sets sufficiently detailed design standards against which to assess Reserved Matter applications and to ensure a satisfactory appearance to the development.

INFORMATIVES:

1. The reason for the grant of planning permission or other planning related decisions is as follows:-

- i) The proposed development accords with strategic planning guidance and policies set out in the Mayor's London Plan (2011) and the Adopted Barnet Unitary Development (Saved Policies):

The Mayors London Plan: 2.13, 2.18, 3.2, 3.5, 3.6, 3.7, 3.8, 5.3, 5.10, 5.11, 6.10, 7.1, 7.3, 7.4, 7.5, 7.6, 7.21

Barnet Unitary Development Plan Saved Policies (May 2006): GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D4, D5, D6, D9, D10, D11, H16, H17, H18, H20, H21

Core Strategy (Publication Stage) 2011: CS1, CS4, CS5, CS7, CS12, CS13

Mill Hill East Area Action Plan (January 2009): MHE2, MHE7, MHE8, MHE9, MHE10, MHE12, MHE14, MHE15, MHE16, MHE18

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

The details submitted are considered to be sufficient to meet the requirements for the discharge of condition 4 in relation to outline planning permission H/04017/09 for the redevelopment of Mill Hill East.

1.0 BACKGROUND TO THE CURRENT APPLICATION

1.1 The Area Action Plan

The London Borough of Barnet (LBB) and the Mayor of London have designated the Mill Hill East area as an Area of Intensification in the London Plan and Unitary Development Plan (UDP). The area covered by this designation is larger than the current application site and includes the former Inglis Barracks; Mill Hill East station; IBSA house; the Council Depot and recycling centre; Bittacy Court; the Scout Camp and former Mill Hill Gas Works (the area now centred around Lidbury Square).

The area was first highlighted as an area which could be redeveloped in the London Plan in 2004. This is primarily as a result of Project MoDEL (Ministry of Defence Estates London) which involves the consolidation and sale of surplus MoD properties around London. The activities from Inglis Barracks were transferred to RAF Northolt and the base vacated in 2008 thereby providing an opportunity for redevelopment. The Council recognised that Mill Hill East was an area where more detailed policies were required to guide future development and in 2006 commenced work on an Area Action Plan (AAP) which covered an area of 48 hectares focused primarily on the former Inglis Barracks site. The aim of the AAP was to seek to ensure that development takes place in a balanced and coordinated manner by setting out a comprehensive framework to guide the delivery of housing, employment, leisure and associated community facilities, infrastructure, transport initiatives and environmental protection and enhancement.

The AAP was the subject of lengthy public and stakeholder involvement which culminated in an Examination in Public (EiP) in October 2008. Following, receipt of the Inspectors decision notice the AAP was amended and in January 2009 the Mill Hill East Area Action Plan (AAP) was adopted by the Council.

A partnership comprising of a number of the key landowners and developers (the Inglis Consortium) has prepared and submitted the outline application for the comprehensive redevelopment of most of the area covered by the AAP. This involved extensive pre and post application consultation with the Council as local planning authority, the GLA, TfL and other agencies and stakeholders, including the local community.

1.2 The outline planning permission

In November 2009 the Inglis Consortium submitted an outline application for a mixed use redevelopment of the former Inglis Barracks and the Council Depot at Mill Hill. The application (part outline/part detailed) was for consideration of an outline 'Master Plan' for this area for means of access only' with 'layout', 'scale', 'appearance' and 'landscaping' reserved for consideration at a later date. All buildings on the site are being demolished with the exception of the locally listed Officers' Mess for which a detailed application was made for change of use to residential. The application was supported by an Environmental Statement and a Transport Assessment.

The Planning and Environment Committee considered the application on the 13th April 2011 and agreed to grant outline consent subject to the application being referred to the Mayor of London and the Secretary of State and subject to a Section 106 agreement. The Mayor of London and the Secretary of State agreed the recommendation in July 2011 and the Section 106 was signed and the consent was issued on the 22nd September 2011.

Permission was granted subject to a number of conditions.

Condition 4 required the following:

4	Site Wide Design Code
A	<p>A site wide design code should be submitted in accordance with the Design Principles Document (ref: MHE/OPA/3.3.1 and 3.2) and approved in writing by the local planning authority, prior to the submission of the Reserved Matters for the site or any phase.</p> <p>The design code will cover the area within the redline boundary of the outline planning application and will be applicable to every phase of development within that boundary.</p>
B	Site-wide or phase related Reserved Matters must be in compliance with the agreed Design Code. Any non-compliance with the Design Code should be identified and clear reasons given for that non-compliance.
Reason	To ensure that design code sets sufficiently detailed design standards against which to assess reserved matters applications and to ensure a satisfactory appearance to the development.

At the meeting on the 13th April 2011 Members requested that this condition be reported back to the Planning and Environment Committee for determination.

2.0 WHAT IS A DESIGN CODE?

PPS 1 (Delivering Sustainable Development) states that good design is a key element in achieving sustainable development and that it is indivisible from good planning.

Design Codes are a set of three dimensional, site specific design rules or requirements for development.

The value of Design Codes to help improve the quality and delivery of residential development is expressly recognised in Planning Policy Statement 3 (Housing) along with guidance by organisations such as CABI and The Prince's Foundation.

The aim of a Design Code is to provide clarity over what constitutes acceptable design for a particular site or area, and thereby provide a level of certainty for developers, and the local community alike when working up Reserved Matters applications.

Design Codes are usually developed for large, complex schemes often with lengthy delivery periods as they will set out design principles aimed at delivering a unified approach to delivering good quality spaces, including the requirements for streetscapes, block design, massing, height treatments and materials.

Design Codes have been used successfully at a number of sites around the country most notably at Upton in Northamptonshire, Coed Darcy in Wales and Ashford Barracks in Kent.

More locally Design Codes have been used at Graham Park, Stonegrove and West Hendon.

2.1 A Design Code for Mill Hill East

In the case of Mill Hill East the Design Code will be a regulating document for all residential development on the site that links the vision and guiding principles of the outline consent with the delivery and implementation process. It sets out the guidelines for how the site, its neighbourhoods, open spaces and key amenities could be designed and built. The Design Code will inform the formulation of individual Reserved Matter applications related to specific phases of development. The aim of the code is to ensure the delivery of a permeable and legible new neighbourhood. It is based on a hierarchy of streets, squares and places, high quality public open space and the creation of an attractive environment with strong overall identity.

A Design Code is considered necessary for Mill Hill East to ensure cohesion where the current owners are not intending to be the final developer but to sell land in phases to a number of different developers will then be responsible for separate phases of development.

3.0 KEY RELEVANT PLANNING POLICY

3.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that applications shall be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan, Spatial Development Strategy for Greater London published July 2011 and the adopted London Borough of Barnet Unitary Development Plan (Adopted May 2006).

The Local Development Framework (LDF) will eventually replace the UDP. It will provide the overarching local policy framework for delivering sustainable development in Barnet. The LDF is described as a 'folder' of separate documents the most important of which is the Core Strategy. This contains the 'vision' for the LDF and the objectives and policies that the local authority will seek to deliver. In May 2011 Barnet reached **submission stage** with the Core Strategy and it is now a material consideration when determining applications.

These statutory development plans and the Mill Hill East Area Action Plan (2009) are the main policy basis for the consideration of this planning application. A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

3.2 The London Plan, Barnet UDP, Barnet Core Strategy and Mill Hill East AAP

This section examines in some detail the policies which are most relevant to the Design Code condition and appraises the document against these statutory development plan policies. The London Plan, the UDP, the Core Strategy and the Mill Hill East AAP contain a large number of policies which are relevant and this analysis focuses on those which are considered to be particularly relevant to the determination of the application.

The analysis of the London Plan, UDP, Core Strategy and AAP policies is contained in Appendix 2.

The overall conclusion is that the Design Code is generally in accordance with the relevant statutory development plan policies and with relevant supplementary planning guidance. Where there are specific policies without full accordance reference is made to those and how material circumstances warrant the recommendation to support the application.

In subsequent sections of this report dealing with specific policy and topic areas, there is further discussion where appropriate of the key policy background.

OTHER MATERIAL CONSIDERATIONS

3.3 National Planning Policy Guidance

The statutory development plan policies are generally considered to be consistent with relevant national planning policy guidance and whilst reference is made to such guidance (where material) in other sections of this report, on specific topic areas, it is not felt to be appropriate to include a detailed analysis of that policy guidance here. However, officers

are of the view that there is nothing in national policy guidance which would justify a conclusion on the determination of the application which is inconsistent with the recommendation based on the statutory development plan policies.

A list of the most relevant national planning guidance documents is set out below.

- Planning Policy Statement 1: Delivering Sustainable Development (2005)
- Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007)
- Planning Policy Statement 3: Housing (2006)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
- Planning Policy Guidance 13: Transport (2001)
- Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2002)
- Planning Policy Statement 22: Renewable Energy (2004)
- Planning Policy Statement 25: Development and Flood Risk (2006)

3.4 Strategic Supplementary Planning Guidance

These documents are not part of the statutory development plan however they provide detailed guidance on how those policies should be applied.

Strategic Supplementary Planning Guidance (SPG)

- Mayor of London SPG: Providing for Children and Young People's Play and Informal Recreation (March 2008)
- Mayor of London SPG: Planning for Equality and Diversity in London (October 2007)
- Mayor of London SPG: Sustainable Design and Construction (May 2006)
- Mayor of London SPG: Housing (November 2005)
- Mayor of London SPG: Accessible London: Achieving an Inclusive Environment (April 2004)

In the detailed topic areas of this report, specific references are made to these policy documents where they are relevant.

4.0 CONSULTATION

4.1 Pre-Application Consultation by the applicants

The Design Codes have been subject to pre-application public consultation carried out by the applicant. This consultation took the form of a workshop with relevant residents associations and local representatives which included representatives from the Federation of Resident Associations of Barnet; Mill Hill Preservation Society; Partingdale Lane Residents Association; Ridgemont Residents Association and Woodside Park Garden Suburb Residents Association.

This workshop was held in July in order that the views put forward could be considered by the applicant prior to submitting an application to discharge the condition.

4.2 Consultation by the London Borough of Barnet

The Council have no statutory requirement to consult on conditions. However, due to the pre-application involvement of residents associations and local representatives the Council consulted all those people who had been invited to the workshop in addition to those that attended.

The following organisations were consulted on the Design Codes:

Internal Consultees; Refuse and Recycling; Highways; Environmental Health; Urban Design; Trees Officer; Green Spaces and Sustainability. The comments received from these sections have been incorporated into the report.

External Consultees; Thames Water; Natural England; Environment Agency; Greater London Authority; Metropolitan Police; Transport for London; English Heritage; Sport England; NHS Barnet Primary Care Trust; London Fire and Emergency Protection Authority and SusTrans.

Other Consultees; Partingdale Lane Residents Association; Ridgemont Residents Association; Woodside Park Garden Suburb Residents Association; Mill Hill Preservation Society; Federation of Residents Associations (Barnet) and Barnet District of the Scouts Movement.

5.0 PLANNING APPRAISAL

The following section sets out the main topic areas and matters covered within the Design Code.

At the beginning of each section of the Design Code is a matrix which provides a summary of how the subject of that chapter (e.g. trees, SUDs) should be interpreted for each of the character areas.

The introductory chapter of the Mill Hill East Design Code sets out the historical and policy context for the document, highlighting the purpose of the design code and its relationship to the adopted Mill Hill East AAP.

Part 1 – Vision and Strategic Design Principles (2.0)

This section of the document sets out the scope of the code, drawing on documents previously submitted during the outline application process, including a review of the overarching masterplan for the site. The vision for the outcome of the redevelopment project is reiterated.

Design Objectives

The design objectives set out a commitment to:

- integrate with the existing suburban and greenbelt context of the site
- provide new community facilities
- statement of dwelling density (85 dwellings per hectare average)
- retain important landscape and natural features

- provide formal and informal recreation space
- incorporate sustainable development techniques (including drainage)
- provide a development with suitable scale, massing and appearance
- provide a safe and attractive environment for residents and visitors

The format of the design code is introduced with a guide as to how the document should be read, interpreted and used; including introducing the ‘must do, should do, could do’ concept.

Must Do, Should Do, Could Do

These three categories form a guide as to how the design code should be used by designers in order to achieve the vision of the document. ‘Must Do’ items form the key principles of the framework, and have generally been prescribed by documents approved under the outline planning permission – these items must be adhered to under any formal application for reserved matters. ‘Should Do’ items must also be adhered to, unless it can be justified otherwise clearly; and ‘Could Do’ items are to be encouraged, but are not prescriptive.

Review Process

Part 1 of the design code also sets out the review process for the document. The Design Code is a live document, and will be reviewed every 2 years, enabling the Local Planning Authority to check the code against new or emerging policy, sustainability requirements or new urban design guidance.

Code Regulating Plan

The Code Regulating Plan sets out the primary frameworks for the development which is mandatory as approved under the outline consent. The plan sets out land use, development block building zones, areas of public open space, primary frontages, landmark and gateway building locations, main entrance gateways, panoramic views from public open space and the street hierarchy.

Character Area Plan

As set out under the outline consent for the site, the former Inglis Barracks site has five strategic character areas. These are a ‘Must Do’ in the design code document. The character areas are referred to throughout the Design Code in diagrams, figures and matrixes. The five defined character areas are:

- Green Belt Edges
- Central Slopes West
- Central Slopes East
- Southern Hub
- Retail and Community

Public Realm and Open Space, Topography and Phasing

The code reiterates the commitment for the provision of public open spaces throughout the development, highlighting the requirement to provide the key open spaces (Officers’

Mess Gardens, Panoramic Park, Central Park and Eastern Park) along with formal street planting, planted green swales, urban swales and play areas.

This section of the document also describes the challenging nature of the topography of the site, and sets out the maximum permitted gradients for proposed streets.

The overarching phasing plan for the site is also outlined in this section, to illustrate the order in which the development will be built out.

Safety & Security and Sustainability

This section sets out the key principles for the 'secured by design' element of the development. This is a 'must do' and sets out detailed prescriptive measures which will help the completed development minimise crime and antisocial behaviour by good design practices and principles. For example by suggesting corner buildings to have dual aspect frontages to encourage natural surveillance, communal car parking to have one access and egress point, 1800mm high boundaries, entrances and habitable rooms facing the street to encourage active frontages.

In order to meet the requirements and conditions as set out under the outline consent, a commitment to sustainability is included in the design code. This section will require developers to meet a number of key objectives as set out in national, regional and local planning guidance.

Part 2 – Place Making

Movement Hierarchy

Street Hierarchy

The street hierarchy of the design code is listed as a 'Must Do' element, and is structured around the primary east-west link road, and the north-south linking street. The secondary streets are intended to ensure the site remains permeable for both residential motor traffic through the development and other road users and pedestrians navigating from one side of the site to the other. This section sets out the imposed speed restrictions for the site is 30mph for the east-west link road, and the north-south linking street, with all secondary streets/roads having either a 20 or 10mph limit.

The road network of the site is comprised of three distinct street types: primary streets, secondary streets and tertiary streets. The design code suggests the general carriageway widths, footway widths, the availability of private off-street parking, on-street parking (private and public), along with access and egress to parking courts, parking on the curtilage of properties and the location of bus routes that would be considered appropriate.

Public Transport Provision / Routes

In order to encourage sustainable modes of transport as established by the outline planning consent; provision for the public transport network has been considered in this document. Two bus services will be diverted through the site, station and forecourt

improvements to Mill Hill East Station (including the possibility of step free access) and a bus stand and drivers facilities.

Street Layouts

This section of the document covers typical street layout designs for each of the five character areas within the site. These street layouts have been typically designed in order to meet the London Borough of Barnet's standards for adoption, but with material and design elements that in some cases differ to those normally approved for an adopted road. As the majority of the highways within the Mill Hill East development will be private and un-adopted, this is not considered to be an issue apart from where the private roads lead onto or over the adopted east-west route.

The street layout guidelines set out indicative distances from street to building line, road widths, pavement depths, boundaries and treatments, and cycle path locations, along with indicative soft landscaping, planting suggestions and tables. Where appropriate this chapter also suggests the possible location and siting of urban swales and SUDS.

Walking and Cycling

The document encourages residents and visitors to the development to use sustainable transport methods, including walking and cycling. The Design Code sets out to deliver a safe, attractive and well connected pedestrian and cyclist movement network. The document highlights where these lanes will be located, and where they will run to/from.

Traffic Calming

In order to improve road safety on the site, and to minimise the potential for 'rat runs' a comprehensive scheme of traffic calming measures is encouraged by the design code document, including pinch points, shared surface squares and speed control bends on the un-adopted roads.

Parking Principles

The Code sets out the commitment to meet the requirements of London Borough of Barnet's parking provision policies, along with the recommendations of 'Car Parking, What Works Where' (English Partnerships, 2006). The design code discourages on-street residential parking where possible, but does not prescribe this specifically, allowing the option for parallel on street parking to be considered where appropriate.

The Parking Principles section of the document sets out guidelines for parking bay sizes and locations – along with the requirement for wheelchair accessible spaces, and Lifetime Homes standards. This section also discusses parking provision within residential courtyards, private and communal garages, electric charging points, motor and foot cycle storage.

Services and Emergency Access

Section 3.6 of the document covers indicative locations for refuse and waste storage in order to efficiently plan for services to access the site, it also sets out provision for emergency services to meet statutory requirements.

Public Realm (Hard Spaces)

Squares – Millbrook Plaza

The Code sets out key design parameters which applicants must adhere to for the development of this civic square which forms a key gateway to the site. The key design objectives are to ensure there will be active frontages at ground floor levels, to maintain clear views to Mill Hill East station, provision of drop-off parking and for formal tree and shrub planting. The use of vandal resistant street furniture and lighting and the provision of fully inclusive access are recommended. Developers will be required to use high quality materials, incorporate an ornamental pool and underground surface water storage as part of the site-wide SUDS strategy. This section also highlights the requirement for building design to reflect the changes in land level, along with corner treatments and the landmark building design requirements necessary to create a new focal point for the site.

Although the design parameters are 'Must Do', the layouts contained within the Design Code are for illustrative purposes only.

Squares - Community Squares

There are a number of small Community Squares within the site which will consist of shared surface areas at the junctions of streets. This is shown indicatively as a 'Must Do' within the Design Code document.

Street Edges

The document identifies street edges as those areas beyond the main carriageways and immediately adjacent to footways, margins and parallel parking zones. The Design Code indicates that these areas will comprise swales (green and urban types), footways, bridges (vehicular and pedestrian), crossovers and shared access drives, railings and guardings, landscaping and verges. It is considered that these areas are critical to the success of the public realm, and therefore it is imperative that they should be carefully coordinated across the site in its entirety.

This section of the document reiterates the importance of building layout and form, patterns, street widths, swale forms (green or urban), tree planting and boundary treatments.

Street Edge Treatments

Swales

The Design Code sets out indicative design guidance for the green and urban swales. The form and design of swales and their associated guardings and bridges will strongly influence the character of the site as a whole, with SUDS and swales forming an intrinsic part of the development. The Design Code includes some examples of how swales could be designed, with these examples being intended for indicative purposes only.

Crossings/Shared Drives

Similar to the community squares, vehicular crossings or shared driveways are required to be finished in the same manner as a footway zone.

Footways

The document indicates that footways away from the carriageway should be at least 2m in width.

Streetscape Planting Strategy – Tree Planting

Section 4.4.1 of the Design Code document sets out a suggested palette of tree types which would be suitable on the site, and guidelines as to where these trees should be planted and in what context. This is to ensure trees on the site relate to the species of tree found in surrounding areas, along with creating a uniform identity for the development as a whole. This section of the Design Code also encourages bio-diversity, possible habitats for wildlife and encourages tree planting on the site while also reducing water run off.

Utilities

To minimise disruption to the road network, and to maximise efficiency for the provision of utilities the design code encourages developers to lay utilities in a formatted manner below footpaths and footways, along with manhole covers and access points made from materials that compliment those around them.

Relationship of Services and Tree Planting

The Design Code sets out principles for the location of services in relationship to trees.

Landscape & Open Spaces (Green Spaces)

Landscape / Open Space Strategy

The Design Code sets out requirements and guidelines for the plant species to be used in open spaces across the site, and makes reference to associated matrices within other sections of the document.

Green Edges / Site Boundary Treatments

The boundaries of the site are determined by the existing road network and adjacent properties. The Design Code makes specific reference to retain vegetation and existing trees along the boundaries of the development in order to provide a green interface. Established hedgerows and tress along the boundary of the site will be retained where possible, with the Design Code encouraging this.

Gateway Areas

In order to create a distinct yet integrated character to the area specific guidance has been developed for gateway areas. This includes reference to the indicative form and

scale of buildings at gateway locations, along with surface materials and planting – this covers both vehicular access and pedestrian access.

Key Green Spaces Design Principles

The open green space element of the site is considered to be a key element of the outline planning consent as it provides essential amenity space to residents, along with maintaining the overall green nature of the site. Specific guidance has been drawn to cover the four key open spaces; The Officers' Mess Gardens, Panoramic Park, Central Community Park and Eastern Park. A green spaces matrix provides guidance in 'Must Do' elements of these spaces, the layouts of which are contained in the document for illustrative purposes only.

SUDS and Swales

The Sustainable Urban Drainage Scheme (SUDS) for the application site are a key component of the overall design of the development. As the site is located on a steep terrain, water run-off was a constant consideration through the outline application process. As a result, the overall development contains a comprehensive urban drainage network which, where possible, utilises green and urban swales, attenuation ponds and basins, permeable paving and green/brown roofing. The Design Code document makes specific reference to the need for these important features, and how developers could treat these features within their designs (indicative examples are provided for illustrative purposes). This includes a swales planting strategy, in order to ensure the ecological viability of these green spaces.

Existing Trees

The Design Code highlights locations within the site where existing trees are to be retained, and how these trees should be managed.

Proposed Trees

The document makes suggestions of the species of tree that should be planted on the application site, and their relationship to proposed servicing.

Play

The Mill Hill East site upon completion will be home to a large population of children, who need adequate access to safe outdoor play areas. Through the four key green spaces, and through private play areas within residential developments, the Design Code encourages high quality outdoor play facilities designed and built to a high standard. The code lays out design guidance around a series of possible themes, along with suggestions for the kind of facilities that should be made available to young people living on the site. It should also be noted that the four key green open spaces will be accessible to the general public.

Part 3 - Built Form

Urban Blocks and Building Typologies

Interface Areas

Interface areas occur at the transition from one character area to another. Specific guidance has been developed in order to minimise any possible adverse impact of changes in building height and form from one area to another. This includes guidance on Block Types where key guidance has been created for four distinct block types across the site. The Design Code examines these block types, their role and design, which includes massing, siting, height, street relationships, shared and private open space and private amenity, while also demonstrating possible solutions for how these different block types inter-relate with one another along their boundaries.

The four Block Types consist of Garden Housing (smaller blocks, generally comprised of houses), Garden Courts (located on the steeply sloping part of the site made up of terraced houses and apartment buildings), Urban Courts (larger higher density buildings comprising of apartment buildings and town houses) and Internal Streets (which cover interface areas between the three previous block types, made up of a mix of building sizes and densities).

Response to Topography

This section of the document provides an outline of how building lines and design features should relate to the contours and slopes of the application site, along with the use of terracing which is evident on the site as existing. The code goes on to demonstrate how building types should maximise sunlight.

Overlooking and Privacy Requirements

This section of the code document sets out the general principles in relation to building design that should be taken into consideration in order to avoid overlooking issues, and minimise any potential loss of privacy as a result of window location and balconies/terraces, etc.

Roofscape

It is considered that the roofscape of the proposed Mill Hill East redevelopment is particularly important as the site will be visible from a long distance from adjoining areas. Views from within the site will in some cases look over the rooftops of properties located at a lower level. The Design Code makes prescriptive recommendations for the type of roof form that would be considered acceptable for proposed buildings on the site.

Block Form – Height and Massing

As approved under the outline consent, building heights have been set by the approved parameter plans. The Design Code document reiterates this, demonstrating maximum heights and their locations across the site. This section indicatively illustrates how massing will be treated, including building breaks and setbacks in order to prevent a wall of development.

Streetscape

The document defines the streetscape relationship of new buildings on the site, including the use of projections and recesses, corner buildings, linking elements and set backs. This section indicates with examples how these elements could be successfully used on a site-wide basis.

Boundary Treatment

The boundary treatments between private and public space play a major role in defining the character and appearance of an area. A Block Frontage Type matrix provides guidance on how this aspect of development can be treated.

Courtyards and Amenity Decks

Apartments in the southern area of the site will be served by internal courtyards and amenity decks to encourage outdoor play and social interaction between residents. The design code offers examples as to how this can be achieved successfully.

Waste and Recycling

Waste bins and recycling boxes can often become an eyesore. The Design Code encourages these items to be hidden from view within garages and bin stores.

Building Typologies

This section of the document deals with the individual dwelling types which together form the urban blocks. The Building Typologies Matrix sets out details of land use, building type, height and the approximate percentage of houses and apartments over the character areas.

Reference to Local Context

The remaining part of this section of the document provides examples of architectural detail found in surrounding residential and non-residential properties, demonstrating how these details could be incorporated into designs for the proposed buildings on the Mill Hill East site. The document draws references from other contemporary developments across the UK which have been considered to be successful in design terms, and demonstrate quality of materials and workmanship which would be encouraged on the site.

The document makes reference to the overall architectural language for the application site, along with key guidance for landmark and gateway buildings.

Materials

Introduction and Local Materials

The materials section of the Design Code is intended to form an indicative framework of suitable character materials, palettes and finishes that would be considered to be broadly

acceptable for finishing, cladding and exterior walls/roofs of buildings within the proposed development.

Local Building Traditions

In order to provide context the Design Code illustrates characteristics of buildings that would help create a unique and identifiable character for the area. This includes reference to wall construction and brick type, opening heads and cills, renders, timber boarding, tile hanging, window bays, roofs, gables, eaves and roof verges. This section also demonstrates existing examples of barge boards, roof dormers, rainwater goods, chimneys, doors and windows, garage doors and porches.

Materials Matrices (by character area)

The Design Code pulls together examples of potentially acceptable materials into a matrix which is separated by Character Area, in order to effectively demonstrate a palette of potentially acceptable materials from which future development could be constructed. This covers building materials, along with surface materials, street furniture, signage and lighting.

Public Realm and Building Materials and Street Furniture Selection

The final section of the Design Code outlines the key principles of how materials and street furniture should be selected for public elements of the site to ensure continuity. These include streets, footpaths, street furniture, signage, bollards, seating, litter bins, cycle stands, bus shelters and lighting.

Appraisal of the Mill Hill East Design Code

The Mill Hill East Design Code is well structured, well illustrated and should be accessible to all professionals and practitioners who will be required to use it during the design phase of reserved matters applications, and formal applications for planning permission that relate to the site.

It is considered that the mandatory and guidance aspects of the document are clearly labelled throughout as Must Do's, Should Do's and Could Do's which relate across the various Character Areas of the site and masterplan with clear diagrams and matrix tables which clarify what is required where and how this should be designed and incorporated.

Specific guidance brought forward from previously approved documents under the outline planning consent has been carefully and comprehensively reiterated, which will serve to eliminate uncertainty and confusion during the detailed design process. This will assist in achieving a high quality urban realm, with materials, design and finishes that reflect the special character of the Mill Hill East area as a whole.

The code adopts an approach which allows for flexibility and encourages design innovation. It should be a living document which may be revised every two years to keep pace with evolving planning and design policy and changes to building regulations.

The Design Code provides indicative guidance on how the design of some of the elements of Mill Hill East could be shaped and delivered by developers through reserved matters applications.

It is the view of the London Borough of Barnet that the document has progressed well through its various iterations in consultation with internal and external consultees and the London Borough of Barnets' Independent Adviser.

While the document is considered to be generally fit for purpose there are a number of minor amendments and changes that need to be made prior to any formal approval. These have been agreed with the applicant and are detailed in Appendix 1.

6.0 EQUALITY AND DIVERSITY ISSUES

The involvement of local people and community groups during the design process has enabled the diverse needs of existing and future residents to be considered in the future development.

All of the new housing in the development will be built to 'Lifetime Homes' standards (where applicable) and 10% of the properties will be wheelchair accessible or easily adaptable for residents who are wheelchair users. This fully accords with London Plan Policy 3A.4 and AAP policy MHE2. The GP practice and new school will be fully accessible to all.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site. Where funding allows all new public transport facilities and buildings to be used by the public will be fully accessible. Through the S106 there is the possibility of delivering Step Free Access at Mill Hill East Underground Station should the overall scheme viability improve.

The Design Codes will require that future detailed planning applications make sure that a safe and secure environment is created as the development rolls out. This will include consideration of the public realm and the need to make pedestrian access safe and well lit. A new network of pedestrian routes will be created throughout the development with the aim of making the area accessible to all, including young people and others who do not have access to a car.

7.0 CONCLUSION

Taking into consideration all of the above issues it is concluded that the Design Code is compatible with PPG3, the London Plan, the emerging Core Strategy, the saved policies of Barnet's UDP and the site specific AAP.

The Design Code will ensure that individual applications for each of the phases are designed to a high standard and comply with the parameters and principles established at this outline stage by the Design Principles Document and Design and Access Statement. Therefore, for the reasons provided throughout this report, the application is considered to comply with the relevant policies and planning guidance for the site. Accordingly, it is recommended that this condition be **DISCHARGED** as detailed in the Recommendations section at the beginning of this report.

APPENDIX 1

TABLE OF CHANGES

Millbrook Park Design Code November 2011

GENERAL COMMENT

The document should not be PRESCRIPTIVE but rather INDICATIVE. This needs to be referenced in all drawings, figures and matrices within 'Must Do' and 'Should Do' sections which prescribe specific design features which have not been approved as part of the outline planning consent for the site.

This aspect should be clarified throughout the final document to be approved by the Assistant Director of Planning and Development Management.

Millbrook Park Design Code November 2011			
Part 1			
Introduction			
Page	Paragraph	Change Required	Comment
5	1.2.0.4	Clarification that the code sets out requirements for all elements of movement, public realm, landscape and residential components only.	All mixed use, education and employment uses are subject to separate development briefs.
Vision and Strategic Design Principles			
8	2.1.1	Paragraph to be amended	2.1.1 and 2.1.0.1 duplicate each other
	Fig 2.1	Update image	This needs to be updated to reflect figs 6.22-24 to ensure consistency across the document
10	2.1.2.2	Average density to be amended from 90dph to 85dph	In order to ensure consistency across the document.
13	2.3.1.2	Paragraph to be amended to make reference to the fact that the code is a regulating document which will be used to assess suitability, quality and adherence to the key design principles of the masterplan	For clarification.
13	2.3.2	Delete section and replace with a section recommending the need for full pre-application discussions for Reserved Matters including detailed design.	The original text is not considered relevant for the intended use of the Design Code.
13	2.4.0	The review process needs to be more concise. The reviews should be on a 24 month basis, and should be submitted to and approved in writing by the LPA.	To reflect condition.
14	2.5.0.1	Change to: 'The Regulating	In order to cover pre-

		Plan sets out the 'key fixes' and the primary framework... which are mandatory'. Add a bullet that reads 'Street hierarchy'.	commencement issues, and to be more succinct.
15	Fig 2.5	Add the primary and secondary movement hierarchy to diagram.	For clarity of information.
16	2.6.0	Bullet point for each of the character areas explaining the nature of the place they are defining. Add a bullet point which states that the character areas and the regulating plan are the basis all design coding prescribed in subsequent chapters.	To clarify the purpose behind the character areas, and how this relates to regulating plan.
18	Fig 2.9	Key Constituents of the Public Realm: this diagram should be re-drawn to reflect the structure of the code, i.e. Part II 'Placemaking' which is divided into 'Movement', 'Hard Public Realm', 'Landscape and Open Spaces', etc.	The diagram in the document appears to refer to an earlier draft.
23	2.10.1.1	Specify that the scheme should be Secure by Design compliant.	To encourage sustainable development.
23	Fig 2.13	Make the diagrams indicative, not prescriptive. Change page title to a 'should do', and wording on the figure to relate to this.	Figure is too prescriptive.
24	2.11.0.2	Remove first bullet point, and relate to evolving building regulations instead.	Avoids confusion if the 2016 date is not achieved.
28	3.1.0.6	Remove the word 'residential' from '...(Primary Residential Street)...'	Doesn't correlate with Matrix below
29	Fig 3.2	Clarify on diagram that there will be no junction with Bittacy Hill from the secondary street opposite Sanders Lane	To avoid confusion.
30	Fig 3.4	Footway widths need a footnote to read 'Except adjacent to bus stops, within the vicinity of schools and adjacent to park entrances'.	Footpath widths will generally be wider in these areas where footfall is greater.
32, 33, 34	Fig 3.4, plus	Street Layouts, Fig 3.4 Street Types Matrix (incl. 3.2.1, 3.2.2, 3.2.4, 3.2.8, 3.2.9); Simplify section. Not every street with a	To streamline and simplify the code, and to ensure cross-compliance with other

		variant edge treatment is a new type. Streets with same 'Highway Zone' specification should be clustered as part of the same hierarchy classification which may have variant 'Border Zone' treatments. In some instances the Border Zone also includes the private strip – this should be removed or labelled as such. There is also potential overlap here with sub-section 4.3.0 Street Edge Treatments. 3.2.1 Add a bullet point for footway widths	sections.
32 - 43	Street design criteria figures	Please label the coloured bars.	For clarity.
32	Fig 3.7, 3.8, 3.9	Remove references to 'block paved border' from key. Label that cycleways should meet Manual for Streets standards.	This may not be acceptable on an adopted road. To encourage safety and sustainability.
37	Fig 3.26	Urban Street should not appear to connect with Bittacy Hill.	To avoid confusion.
38	3.2.6	Will perpendicular parking work with a 5m carriageway width? Please revise in line with Fig 3.55	Document as stands is too prescriptive, this element may not be achievable in practise.
39	3.2.7	Make diagrams more indicative.	Northern Street carriageways <i>could</i> be narrower in some instances, this is too prescriptive.
39	Fig 3.35	Please reference where visibility and sightline distances were drawn from – what guidance/document?	For clarity.
45	3.4.1 & Fig 3.52 & 3.53	These diagrams need to be labelled as indicative, and be listed as a 'should do'. Text needs to relate to this.	Document too indicative. Needs to allude to compliance, but not be so prescriptive in terms of layout.
45	3.4.1	Add additional bullet point to cover emergency and refuse	For clarity.

		vehicles.	
47	3.5.2.10	Sheffield Stands are not the only kind of cycle stand. Please reword.	Sheffield stands may not be acceptable in all locations.
49	3.6.0.3	Relate this to possible design solutions in later chapters.	To give a design solution indication.
52	4.2.1.4	Key design parameters – needs to be in a shaded box	As other chapters
53	Fig 4.4	Diagrams should be removed. Possibly replaced with some clearly labelled <i>indicative</i> elevations. Change to a ‘Should Do’.	Too prescriptive, detail of the design of these spaces relate to reserved matters stage.
54	4.2.2.1	Reword paragraph, not all junctions are necessarily squares, although some junctions may have a shared surface material treatment.	To avoid being too prescriptive in a ‘must do’ section.
54/55	Fig 4.6, 4.8, 4.9	Figures need to be clearly labelled as indicative.	Too prescriptive.
56	4.2.3	Street Edges and ‘Border Zone’ from previous chapter could be considered the same thing? This needs to be reconsidered.	To avoid confusion.
57	4.3	Remove section. This is covered comprehensively in chapter 3, and later in chapter 4.	Avoid duplication of information.
66	Fig 5.3	Matrix needs to be in line with other Matrices in the document.	To ensure the document is cohesive.
68 - 71	5.2.1 – 5.2.9	Boundary dimension ranges should be indicated on each of the section diagrams.	Legibility.
72	5.3.0	Gateway Areas should be linked to the Hard Public Realm section (C4), or the movement section (C3). Please move.	N/A
76 - 85	5.4.1 – 5.4.4	Indicate edge dimensions and parking in relation to surrounding streets.	Would link green spaces to character areas more holistically.
76 - 87		Change ‘Must Do’ headings to ‘Should Do’.	Too prescriptive. The detailed design of these spaces is more appropriate for Reserved Matters stage.
112	Fig 6.7	‘Internal Streets’ needs to be separated from the preceding headings.	Not technically a block type.
126	Fig 6.40	First illustration is more	In order to avoid

		appropriate within the central slopes character area. Please move.	confusion.
134 - 140	6.15.0 – 6.16.4	The classification of the typologies should be 6.15.1 Houses; 6.15.2 Apartments; 6.15.3 Composite Typology; 6.16.4 Non-Residential and Mixed Use Typologies.	This is currently confusing.
143	6.19.0	A paragraph for each of the listed elements is necessary specifying the key design considerations for each. Could these be incorporated in subsection 7.4 Public Realm and Building Materials and Street Furniture Selection.	Document not detailed enough.
144	6.20.0	A paragraph for each of the listed elements is necessary specifying the key design considerations for each. Could these be incorporated in subsection 7.4 Public Realm and Building Materials and Street Furniture Selection.	Document not detailed enough.
156 - 165	7.2.2 -7.2.5	Remove.	In order to reduce the possibility of giving 'permission' to low quality design/materials by precedent.
166 - 173	7.3.0 – 7.3.4	<p>Matrix needs to be prefaced with a clear indication that these are to be used for <i>indicative</i> purposes only, and materials will be reviewed on a case by case basis during reserved matters applications.</p> <p>Carriageways on un-adopted roads may have other surfaces than tarmac.</p> <p>Windows/doors: Remove all references to uPVC, this is a 'should do', so we really want to push timber and metal frames where possible.</p>	To ensure high quality materials are used.

		<p>Rainwater Goods/ Soil Pipes/Soffits/Fascias: Remove references to uPVC – we want to be promoting higher quality materials.</p> <p>The examples of painted steel railings as shown are extremely unattractive, provide a better example.</p> <p>The quality of the brick under wall construction for 'Mixed Use' looks poor. Please look into.</p> <p>Please reference timber boarding as a surface cladding material in this matrix, as shown earlier in the chapter.</p>	
179 - 188	8.0 – 8.6	<p>Remove. Contents of pages 182 – 183 should be moved to 'Vision & Strategic Design Principles'.</p>	<p>Some of the detail in this chapter is not relevant for a design code document. There is no justification to state this in a document of this nature.</p>

APPENDIX 2

DEVELOPMENT PLAN POLICIES

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
The London Plan, Spatial Development strategy for Greater London (July 2011)			
London's Places			
2.13	<p>Opportunity Areas and Intensification Areas</p> <p>Development proposals within opportunity areas and intensification areas should:</p> <p>b) seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth and where appropriate, contain a mix of uses;</p>	<p>The London Plan identifies the site as an area of intensification. It is considered that the outline consent reflects the principles contained in this policy and that the Design Code will help to achieve this.</p>	Yes
2.18	<p>Green Infrastructure: The network of open and green spaces</p> <p>e) Development proposals should:</p> <p>a. Incorporate appropriate elements of green infrastructure that are integrated into the wider network</p> <p>b. Encourage the linkage of green infrastructure, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees and other components of urban greening.</p>	<p>A Public Realm and Open Space strategy was submitted with the outline application which delivered a strategic approach to the provision of open space. The Design Codes provide more detail about how the open space and public realm will be developed and delivered including how the site should link to the surrounding area.</p>	Yes
London's People			
3.2	<p>Improving Health and Addressing Health inequalities</p> <p>d) New development</p>	<p>The outline consent will provide an on-site GP practice in addition to financial contributions towards acute and</p>	

LP POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
	should be designed in ways that improve health and promote healthy lifestyles to help reduce health inequalities.	intermediate healthcare. This together with the provision of open space and planned improvements to existing open spaces will promote opportunities for healthier living. The Design Code provides further detail about how these opportunities can be maximised and this can be delivered.	
3.5	<p>Quality and Design of Housing Developments</p> <p>b) the design of all new housing should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of public, communal and open spaces, taking particular account of the needs of children and older people</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 outline consent achieves densities in accordance with the upper ranges of the London Plan density matrix. The Design Code takes account of the local context and public transport accessibility which will increase as a result of the proposal and provides a framework to help ensure delivery of a cohesive development.</p>	Yes
3.6	<p>Children and young people's play and informal recreation facilities</p> <p>b) Development proposals should make provision for play and informal recreation.</p>	The distribution of play areas and spaces identified in the Design Code are based on a play strategy which accords with the Mayor's standards.	Yes
3.7	<p>Large Residential Developments</p> <p>b) On sites of over 5</p>	An AAP has been adopted for the site that was prepared in consultation with the local community	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
	hectares development should be progressed through a plan led process to co-ordinate provision of social, environmental and other infrastructure and to create neighbourhoods with a distinctive character, sense of local pride and civic identity	and other key stakeholders. The outline planning consent establishes the principle of delivering 2,174 new homes and commercial floorspace close to public transport facilities. The Design Code provides the framework to ensure that what is delivered is of a high quality design.	
3.8	<p>Housing Choice</p> <p>B. Taking account of housing requirements boroughs should ensure that;</p> <p>c. all new housing is built to 'the Life Time Homes' standard;</p> <p>d. 10% is wheelchair accessible</p>	<p>The site will offer a range of tenures and a condition on the outline consent requires that it will achieve Lifetime Home Standards wherever possible.</p> <p>A further condition requires that 10% of the units will be capable of adaptation to wheelchair standards.</p> <p>The Design Code reflects the requirements of these conditions</p>	Yes
London's response to Climate Change			
5.3	<p>Sustainable Design and Construction</p> <p>b. Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process</p>	<p>The outline consent has been designed to include elements such as the provision of a district heating network and the installation of renewable energy technology which have the potential to contribute substantially to carbon reduction targets.</p> <p>The Design Code provides the framework to ensure that this is delivered.</p>	Yes
5.10	<p>Urban Greening</p> <p>c. development proposals should integrate green infrastructure from the</p>	<p>A Public Realm and Open Space strategy was submitted with the outline application which delivers a strategic approach to the</p>	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
	beginning of the design process to contribute to urban greening, including the public realm	provision of open space. The Design Codes provide more detail about how the open space and public realm will be developed and delivered including how the open space will be connected using the proposed street network and how the site should link to the surrounding area.	
5.11	<p>Green Roofs and Development Site Environs</p> <p>Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver as many if the following objectives as possible:</p> <ul style="list-style-type: none"> a. adaptation to climate change (i.e. aiding cooling) b. sustainable urban drainage c. mitigation of climate change (i.e. adding energy efficiency) d. enhancement of biodiversity e. accessible roof space f. improvements to appearance and resilience of the building g. growing food 	<p>The outline planning consent contains conditions which set minimum targets for the delivery of green/brown roofs and greywater recycling.</p> <p>The Design Code provides further detail on how this is to be delivered at the Reserved Matters stage.</p>	Yes
5.13	<p>Sustainable Drainage</p> <p>Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so.</p>	The development would achieve run off rates that have been agreed with the Environment Agency. The outline permission proposes a range of SUDS the details of which are controlled by condition.	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
		<p>The Design Code provides further detail of how the SUDS could be delivered and designed.</p> <p>The detailed delivery of SUDS and their design will be considered in detail at the Reserved Matters stage.</p>	
London's Transport			
6.10	<p>Walking</p> <p>b. Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space.</p>	<p>The outline consent provides a package of measures to provide pedestrian linkages to the existing footpath network.</p> <p>The Design Code provides further detail on delivery of the public realm which will inform future Reserved Matters applications.</p>	Yes
London's Living Places and Spaces			
7.1	<p>b. Development should be designed so that the layout, tenure and mix of uses interface with surrounding land and improve people's access to social and community infrastructure (including green spaces);</p> <p>c. Development should enable people to live healthy, active lives; should maximise the opportunity fro community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives and should meet the</p>	<p>The outline consent will deliver a suburban form of development that attempts to respect the nature and character of the site and its surrounding area. The proposals are underpinned by robust urban design principles and incorporate a range of local facilities.</p> <p>The Design Codes provide a further level of detail which will inform future Reserved Matters applications and help ensure the delivery of a cohesive development.</p>	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
	<p>principles of lifetime neighbourhoods.</p> <p>d. The design of new buildings and the spaces they create should help reinforce and enhance the character, legibility, permeability and accessibility of the neighbourhood</p>		
7.3	<p>Designing out crime</p> <p>b. Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. Measures should be incorporated at the design stage to ensure that overall design quality is not compromised.</p>	<p>The Design Code requires the principles of 'secure by design' to be included in future Reserved Matters applications.</p>	Yes
7.4	<p>Local Character</p> <p>B. Buildings, streets and open spaces should provide a high quality design response that;</p> <p>a. has regard to the pattern and grain of the existing spaces and streets in orientation, scale proportion and mass</p> <p>b. contributes to a positive relationship between the urban structure and natural landscape features, including the underlying land form and topography of an area</p> <p>c. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings</p>	<p>The application will deliver a suburban form of development that attempts to respect the nature and character of the site and its surrounding area. The proposals are underpinned by robust urban design principles and incorporate a range of local facilities. The Design Code provides a further level of detail which will inform future Reserved Matters applications and help ensure the delivery of a cohesive development</p>	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
7.5	<p>Public Realm</p> <p>b. Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space</p>	<p>A Public Realm and Open Space strategy was submitted with the outline application which delivers a strategic approach to the provision of open space. The Design Code provides more detail about how the open space and public realm will be developed and delivered.</p>	Yes
7.6	<p>Architecture</p> <p>B. buildings and structures should:</p> <p>a. be of the highest architectural quality</p> <p>b. be of proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm</p> <p>c. comprise details and materials that complement, not necessarily replicate, the local architectural character</p> <p>d. not cause unacceptable harm to the amenity of surrounding land and buildings particularly residential buildings</p> <p>e. incorporate best practice in resource management and climate change mitigation and adaptation</p> <p>f. provide high quality indoor and outdoor spaces and integrate well with the</p>	<p>The Design Code sets out the urban design requirements and guidelines regarding the various block and dwelling types to be adopted and the use of materials within the public realm and on buildings. The Design Code makes reference to local and best practice national precedent which will be used to inform design decisions when considering scheme proposals for Reserved Matters applications and ensure that the site is developed in a cohesive way.</p>	Yes

LP POLICY	KEY REQUIREMENT`	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
	<p>surrounding streets and open spaces</p> <p>g. be adaptable to different activities and land uses, particularly at ground level</p> <p>h. meet the principles of inclusive design</p> <p>i. optimise the potential of sites.</p>		
7.21	<p>Trees and Woodland</p> <p>b. Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new development particularly large-canopied species.</p>	<p>The outline consent recognises that there will need to be some loss of trees in order to enable the implementation of the scale of development that has been approved.</p> <p>The Design Code advocates that wherever possible existing trees should be retained and that current guidelines and best practice must be adhered to through the design and construction phases of the future development. For each phase of development it requires the preparation of an aboricultural implications plan and associated method statement to inform the detailed design.</p>	Yes

UDP POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE/ NON COMPLIANCE/ NEUTRAL [Yes/No/--]
Barnet Unitary Development Plan Saved Policies (1996)			
Strategic Policies			
GBCEnv1 & GBCEnv2 & GBCEnv3	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 outline consent demonstrates the influence of this policy and will produce a mixed use development with a balance of uses. Officers consider that the Design Code incorporates the urban design principles that underpin the outline consent and provide a further level of detail to be used when considering Reserved Matter applications.	Yes
Built Environment			
D1	High Quality Design – <ul style="list-style-type: none"> • High Quality Design, • Sustainable Development, • Community Safety. 	The outline consent demonstrates the influence of this policy and will deliver a mixed use sustainable development with exemplar design quality to be secured in future Reserved Matters applications. It is considered that the Design Principles Document that underpin the outline consent fulfil the key criteria of this policy. The Design Code will provide a further level of detail to ensure the delivery of a cohesive development.	Yes
D2	Character	The application will produce a form of development appropriate to its designation as an Area of Intensification in the London Plan. The Design Code respects this as far as possible with building heights and densities reducing towards the Green Belt edge and existing suburban area. The	Yes

UDP POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE/ NON COMPLIANCE/ NEUTRAL [Yes/No/--]
		development will deliver a new suburban 'quarter' for Barnet	
D3	Spaces – Should enhance the development and be in keeping with the overall area.	The Design Code provides a robust framework to assess Reserved Matters applications in accordance with this policy.	Yes
D4	Over Development	The outline consent will produce a high quality, mixed form of development in compliance with planning policy. Residential densities will be in accordance with the upper levels of the London Plan. The Design Code gives careful consideration to residential amenity and the provision of social and green infrastructure has been assessed. Officers consider that overall this policy has been met and the form of development proposed represents the most sustainable use of brown field land.	Yes
D5	Outlook – Adequate sunlight, daylight, privacy and outlook.	The Design Code provides a robust framework for assessing applications at the detailed design stage.	Yes
D6	Street Interest – Produce vibrant streets, avoid blank walls.	As D5 above. The Design Code requires active and vibrant street frontages to be provided.	Yes
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.	It is considered that the Design Code accords with this policy in that it requires the principles of 'secure by design' to be included in future Reserved Matters applications. The Police will be consulted on Reserved Matters applications which will be expected to consider	Yes

UDP POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE/ NON COMPLIANCE/ NEUTRAL [Yes/No/--}
		these aspects further.	
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 ecological quality, 	The consent is in outline and this aspect was considered as far as was practical and appropriate at that stage. The Design Code provides a further level of detail which will deliver a robust framework for assessing applications at the Reserved Matters stage.	Yes
Housing			
H16	Residential Development – Character. Integrate with existing patterns of development - <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 development will produce a new suburban ‘quarter’ for Barnet. The Design Code reflects this with building heights reducing towards the green belt and adjoining residential areas. The Design Code fulfils the key criteria of this policy with planning conditions attached to the outline consent to determine urban design, safety and security at the Reserved Matters phases.	Yes
H17	Residential Development – Privacy Standards – In town centres and regeneration areas standards applied elsewhere may not apply but innovative solutions will be required.	The Design Code provides the urban design framework and establishes the principles of height, massing and amenity standards. The detail of the safeguarding of privacy for residents will be dealt with at the reserved matters stage in accordance with parameters and principles that require the BRE standards to be achieved.	Yes
H18	Residential – Amenity Space Standards	The Design Code establishes the principles for amenity space standards which will be considered in	Yes

UDP POLICY	KEY REQUIRMENT	COMMENT	COMPLIANCE/ NON COMPLIANCE/ NEUTRAL [Yes/No/--}
		further detail at the Reserved Matters stage.	
H20	Residential Development – Public Recreational Space – Housing Development should provide proportionate amounts of public recreational space.	The proposal will provide approximately 5.95 ha of open space. The Design Code provides a framework for the delivery of this open space.	Yes
H21	Residential Density – Will favourably consider higher densities at Mill Hill East provided they comply with Policy D1 and related to their surroundings.	The outline consent achieves densities in accordance with the upper ranges of the London Plan density matrix. The Design Code takes account of the local context and public transport accessibility which will increase as a result of the proposal. Officers consider that the Design Code will enable the development to maximise the potential of the site in accordance with this policy.	Yes

POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE /NON COMPLIANCE /NEUTRAL
Barnet Core Strategy – Submission Stage May 2011			
CS1	<p>Barnet’s Place Shaping strategy – protection, Enhancement and Consolidated Growth – The Three Strands Approach</p> <p>We will seek the highest standards of urban design in order to generate development proposals of landmark quality and create an accessible safe attractive environment for people who live in, work in or visit Barnet’s areas of housing and economic growth.</p>	<p>The outline consent incorporates the creation of a ‘gateway’ to the site opposite Mill Hill East station; a north/south pedestrian spine; three residential character areas that respond to the character and setting of the development; provision of a series of park’s and open spaces that respond to the sites topography and take advantage of the views out of the site.</p> <p>The Design Code establishes a comprehensive design framework for the preparation of Reserved Matters applications to ensure the satisfactory appearance of the final development</p>	Yes
CS4	<p>Providing quality homes and housing choice in Barnet</p> <p>* seeking to ensure all new homes are built to Lifetime Homes Standards.</p>	<p>The outline consent requires that it will achieve Lifetime Home Standards wherever possible.</p> <p>The Design Code reflects the requirements of this condition.</p>	Yes
CS5	<p>We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:</p> <ul style="list-style-type: none"> • address the principles , aims and objectives set out in the following national 	<p>The development will produce a new suburban ‘quarter’ for Barnet. The Design Code reflects this with building heights reducing towards the green belt and adjoining residential areas.</p> <p>The Design Code fulfils the key criteria of this policy with planning conditions attached to the outline consent to</p>	Yes

	<p>design guidance: By design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life;</p> <ul style="list-style-type: none"> • be safe, attractive and fully accessible; • provide vibrant, attractive and accessible public spaces; • respect and enhance the distinctive natural landscapes of Barnet; • protect and enhance the gardens of residential properties; • protect important local views from places within Barnet; • enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable. 	determine urban design, safety and security at the Reserved Matters phases.	
CS7	<p>Enhancing and Protecting Barnet's Open Spaces</p> <ul style="list-style-type: none"> • Ensuring that development protects existing site ecology and makes the fullest contributions to enhancing bio diversity, both through on-site measures and by contribution to local bio-diversity improvements. 	A Public Realm and Open Space strategy was submitted with the outline application which delivered a strategic approach to the provision of open space. The Design Code provides further detail about how these could be developed and delivered.	Yes
CS12	<p>Making Barnet a safer place</p> <ul style="list-style-type: none"> • Require developers 	It is considered that the Design Code accords with this policy in that it requires	Yes

	<p>to demonstrate that they have incorporated design principles which contribute to community safety and security in all new development.</p>	<p>the principles of 'secure by design' to be included in future Reserved Matters applications. The Police will be consulted on Reserved Matters applications which will be expected to consider these aspects further.</p>	
CS13	<p>Ensuring the efficient use of natural resources</p> <ul style="list-style-type: none"> • we will promote the highest environmental standards for development. 	<p>The outline consent incorporates a range of 'sustainability' measures that seek to ensure that the development minimises emissions of carbon dioxide and adapts to climate change. As the consent is in outline the principles of how these could be delivered are detailed in the Design Code.</p> <p>Full details of how these measures will be delivered will be considered at Reserved Matters stage.</p>	Yes

Local Development Framework Development Management policies DPD Submission Draft (May 2011)			
POLICY	KEY REQUIRMENT	COMMENT	COMPLIANCE /NON COMPLIANCE /NEUTRAL
DM01	<p>Protecting Barnet's Character and amenity</p> <p>a. All development should represent high quality design</p>	<p>The outline consent demonstrates the influence of this policy and will deliver a mixed use sustainable development with exemplar design quality to be secured in future reserved matters applications. It is considered that the Design Principles Document that underpins the outline consent fulfils the key criteria of this policy. The Design Code will provide a further level of detail to ensure the delivery of a cohesive development.</p>	Yes
DM02	<p>Development standards</p> <p>Where appropriate development will be expected to demonstrate compliance with national and London wide standards and those set out in the Council's suite of SPD.</p>		Yes
DM03	<p>Accessibility and inclusive design</p> <p>Development proposals should meet the highest standards of accessible and inclusive design.</p>	<p>The site will offer a range of tenures and a condition on the outline consent requires that it will achieve Lifetime Home Standards wherever possible.</p> <p>A further condition requires that 10% of the units will be capable of adaptation to wheelchair standards.</p> <p>The Design Code reflects the requirements of these conditions</p>	Yes

Mill Hill East Area Action Plan (January 2009)			
AAP POLICY	KEY REQUIREMENT	COMMENT	COMPLIANCE /NON-COMPLIANCE /NEUTRAL [Yes/No/--]
RESIDENTIAL DEVELOPMENT			
MHE2	Housing- <ul style="list-style-type: none"> • Mix of housing types including a significant proportion of family housing. • A target of 50% affordable housing • A net average density of 85dph. • Development to be built to lifetime homes standards. 	The outline consent will deliver 2,174 units of which 517 units will be houses and 1,657 will be flats. A minimum of 15% affordable housing will be provided with a target of 50% subject to viability. The average density for the site will be 88 dwellings per hectare (dph) and all of the units would be built to Lifetime Homes standards. The Design Code provides a further level of detail on appropriate densities and delivery of Lifetime Homes.	Yes
GREEN SPACES AND THE ENVIRONMENT			
MHE7	Parks and Open Space- Provision of around 5.5 hectares including: <ul style="list-style-type: none"> • 4 new local parks; • Retained woodland; • Sports pitches 	5.95 hectares of open space are required as part of the outline consent. The Design Code provides further detail of how these could be delivered.	Yes
MHE8	Children's Play Space – Provision on site based on assessment of need	The distribution of play areas and spaces identified in the Design Code are based on a play strategy which accords with the Mayor's standards.	Yes
MHE9	Protection of Green Belt and biodiversity – No development within Green Belt and development adjacent to Green Belt will be required to enhance the visual amenity of the area. Planting of native species to encourage biodiversity	The outline consent does not propose development in the Green Belt. The Design Code advocates that the density and height of development is lower along the boundaries that adjoin the Green Belt. The Design Code proposes the planting of native species.	Neutral Yes

TRANSPORT AND ACCESS

<p>MHE10</p>	<p>Making the right connections –</p> <p>Development based on a new network of streets linking to the surrounding area.</p> <p>Street design to promote place making.</p> <p>Delivering the following strategic elements:</p> <ul style="list-style-type: none"> • A new east/west link between Bittacy Hill and Frith Lane which is suitable for use as a bus route; and • A high street running north/south to Mill Hill East station, suitable for use as a bus route 	<p>The Design Code provides a comprehensive design framework for the creation of streets and spaces based on the principles established by the AAP and the outline consent. The proposals will deliver a new east/west link connecting Bittacy Hill and Frith Lane and a north/south bus/access route providing a link through the site to Mill Hill East station.</p>	<p>Yes</p>
<p>MHE12</p>	<p>Direct and safe walking/cycling routes across the development.</p>	<p>The outline permission provides a package of measures to provide pedestrian linkages to the existing footpath network.</p> <p>The Design Code provides further detail on delivery of the public realm which will inform future Reserved Matters applications.</p>	<p>Yes</p>

SUSTAINABLE DEVELOPMENT

<p>MHE14</p>	<p>Creating a Sustainable Development –</p> <p>Residential development to achieve a minimum of Code Level 4.</p> <p>Commercial and community buildings to achieve a BREEAM excellent rating.</p> <p>Construction materials to achieve a rating of A+ to D in the BRE Green Guide.</p>	<p>The outline consent incorporates a range of ‘sustainability’ measures that seek to ensure that the development minimises emissions of carbon dioxide and adapts to climate change. As the consent is in outline the principles of how these could be delivered is detailed in the Design Code.</p> <p>Full details of how these</p>	<p>Yes</p>
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	<p>Sustainable Urban Drainage Systems (SUDS) to be used.</p> <p>Use of green and brown roofs in particular on the school.</p> <p>Provision of grey water recycling.</p> <p>20% of all energy requirements to be met through renewable technologies.</p> <p>Provision of an energy strategy to include a feasibility study for provision of district heating.</p> <p>50% of waste to be recycled or composted.</p> <p>Provision of a minimum of 0.5 hectares of land for sustainable infrastructure.</p>	<p>measures will be delivered will be considered at Reserved Matters stage.</p>	
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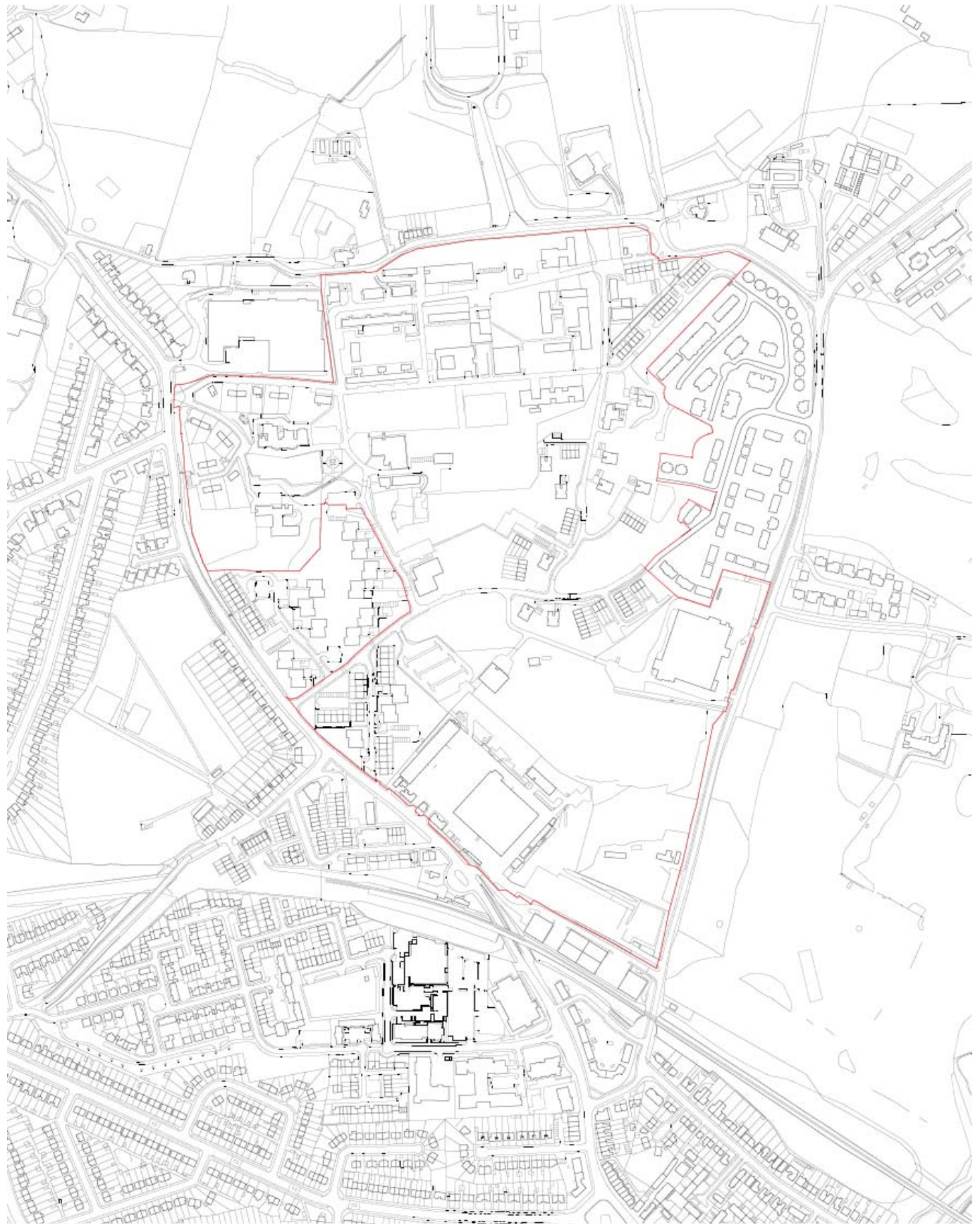
DESIGN

<p>MHE15</p>	<p>Design-</p> <ul style="list-style-type: none"> • Creation of gateway near station with shops and offices around a new public square with enhanced pedestrian crossing; • Creation of high quality local high street linking square to centre of site; • Creation of three residential character areas that are responsive to the suburban character and setting of development: Green Belt edge, Central Slopes, Southern Hub; 	<p>The outline consent incorporates the creation of a 'gateway' to the site opposite Mill Hill East station; a north/south pedestrian spine; three residential character areas that respond to the character and setting of the development; provision of a series of park's and open spaces that respond to the sites topography and take advantage of the views out of the site. The Design Code establishes a comprehensive design framework for the preparation of Reserved Matters applications. Officers consider that the relevant criteria are met.</p>	<p>Yes</p>
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	<ul style="list-style-type: none"> Aligning parks and buildings and using site topography to create a series of panoramic views from public spaces but also to limit views into the site. Community facilities and public transport stops to be within 5 minutes walk distance of most residents. 		
MHE16	Delivering design quality Development will be required to demonstrate a high level of quality in urban design, architecture and landscape design.	The principles for delivering high quality design are enshrined in the Design Code which will inform the detailed design. The detailed design of the development will be considered in full at Reserved Matters stage.	Yes
IMPLEMENTATION AND DELIVERY			
MHE18	<p>A comprehensive approach will be required to development of the site to ensure a high quality of design, an integrated layout and the timely delivery of social economic and environmental and physical infrastructure improvements.</p> <p>The following documents will need to be approved by the council at or before the planning application stage:</p> <p>- Design Codes</p>	This application is the submission of a Design Code in accordance with the requirements of this policy.	Yes

APPENDIX 3

SITE PLAN



LOCATION: Meadway, pavement outside 37 Wildwood Road, London, NW11
REFERENCE: F/04637/11 **Received:** 15 November 2011
WARD(S): Garden Suburb **Accepted:** 15 November 2011
Expiry: 10 January 2012

Final Revisions:

APPLICANT: Openreach
PROPOSAL: Installation of BT Openreach fibre optic green equipment cabinet.
(TELECOMMUNICATIONS APPLICATION)

RECOMMENDATION: PRIOR APPROVAL REQUIRED

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Application for Prior Approval Document - Telecommunication Cabinet; Location Plan - PCP037, Site Photos; Green Openreach Cabinet measurements; BT Exchange Green PCP037 - Rev A.

Reason:

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

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

Reason:

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

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D2, D16, HC1, HC5.

Core Strategy (Publication Stage) 2010: CS5, DM01, DM02, DM04, DM15

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

Having taken all material considerations into account, the proposal would result in a subordinate addition to this part of Meadway and Wildwood Road that would protect the character of the surrounding conservation area and would not impact detrimentally on the residential amenity of neighbouring occupiers.

2. The proposed location of your furniture if opening on to the footway or a footpath it must allow for a minimum clearance of 1.5 metres for pedestrians with the doors fully open. Location of any existing furniture in the vicinity must be taken into consideration to ensure that the minimum clearance required for pedestrians is not compromised.

The proposed siting of your furniture must not adversely affect the clear visibility requirements as specified in Manual for Streets produced by Department for Transport for the pedestrians or vehicles at junctions and crossing points.

In accordance with the general guidance given in the Traffic Signs Regulations and General directions 2002, you would need to ensure that if your furniture is located at the front of the kerb, on a verge or a footway than it needs to be a minimum of 0.45m away from the kerblines on borough roads and 0.6m on Transport for London Road Network (TLRN) routes (trunk roads) to avoid damage and ensure safety.

3. Matters relating to Notices under the NRSWA and Traffic Management Act 2004 Section 58 Restriction Notice should be referred to NRSWA@barnet.gov.uk directly where they can be picked up by any member of the team.
4. The applicant is advised that in the event that the equipment requires relocation then new revised drawing must be submitted to Highway Authority for approval showing the revised location for the installation of the equipment. No installation must be carried out at the new location until the location is approved by the Highway Authority.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is made mindful of Central Government advice and the Development Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Guidance 8 (PPG8) gives guidance on planning for telecommunications development. This PPG, which is effective from 22 August 2001, replaces PPG8 of December 1992 Telecommunications and Circular 4/99 Planning for Telecommunications. It gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS5 “Planning for the Historic Environment”, which replaced PPG15 and PPG16, does not ask for a radical change to the way applications for listed building or conservation area consent (CAC) are assessed. It recognises that those elements of the historic environment that require special consideration are called “heritage assets”. This term encompasses all buildings, parks and gardens, various remains, landscapes and sites that are designated, or not. A heritage asset differs from other elements of the environment in that they are considered to offer something more than just a practical value. It is the significance of the particular asset that demonstrates its level of protection.

The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

The Mayor’s London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet Unitary Development Plan. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991. On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP. The Direction and accompanying schedule and a letter from the Government Office for London.

One overall theme that runs through the plan is ‘sustainable development’. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant policies to this case: GBEnv1, GBEnv2, GBEnv4, D1, D2, D16, HC1, HC5.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

Core Strategy (Publication Stage) 2010:

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

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

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

Relevant policies: CS5, DM01, DM02, DM04, DM15.

Consultations and Views Expressed:

Neighbours Consulted:	112	Replies:	1
Neighbours Wishing To Speak	0		

1 letter of support was received. Any objections received further to this report will be reported to the committee.

Internal /Other Consultations:

Traffic & Development - No objection to the proposed DSLAM cabinet location on highway grounds subject to informatives.

Hampstead Garden Suburb, Conservation Area Advisory Committee
No comments received at the time of writing this report.

Urban Design & Heritage - No objection

Date of Site Notice: 24 November 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is a pavement location on Meadway (outside to the side of 37 Wildwood Road) by the junction with Wildwood Road which are both residential streets in the Hampstead Garden Suburb Conservation Area. The site is located within the part of the Conservation Area that has an Article 4 Direction. The Hampstead Garden Suburb Conservation Area is identified in the Unitary Development Plan as an area of special character.

Proposal:

The proposals relate to the installation of new green coloured fibre cabinet 1200mm (width) x 1600mm (height) x 450mm (depth) adjacent to existing cabinet. The proposals is part of the Openreach fibre optic network.

The proposal falls under development permitted by Class A Part 24 of Schedule 2 of the GPDO (as amended 2004). However, Class A development consisting of the installation of the installation of a radio cabinet in a conservation area requires the operator to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required for the siting and appearance of the development.

Prior approval for the siting and appearance of the proposal is required.

The applicant submitted all relevant information required by Part 24 of the GPDO for the Local Authority to assess the scheme.

Planning Considerations:

Council's policies in relation to the siting and appearance of telecommunications equipment generally seek to ensure that their installation (and where relevant their proliferation) does not create adverse environmental effects on the local area surrounding the particular site.

The proposed installation would be sited on the pavement in a similar position to other installations that have previously been approved and installed in the HGS conservation area and therefore would be in character with the surrounding area. It is considered that the proposal would result in a subordinate addition to the pavement and this part of The Hampstead Garden Suburb Conservation Area on Meadway that would protect the character of the surrounding conservation area and would not impact detrimentally on the amenity of neighbouring occupiers in line with policies. It would be seen against a hedge which would reduce its impact. It is not considered that the cabinet would harm the amenity of neighbouring residents nor cause obstruction on the pavement.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Nil

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

Having taken all material considerations into account, the proposal would result in a subordinate addition to this part of Meadway and Wildwood Road that would protect the character of the surrounding conservation area and would not impact detrimentally on the residential amenity of neighbouring occupiers.

Under Part 24 of the GPDO, Prior Notification is required. It is recommended that, for the reasons outlined above, Prior Notification be **GRANTED** subject to conditions.

**SITE LOCATION PLAN:
London, NW11**

Meadway, pavement outside 37 Wildwood Road,

REFERENCE:

F/04637/11



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