

<p><u>MEETING</u></p> <p>PLANNING AND ENVIRONMENT COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>MONDAY 22 APRIL, 2013</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting.

Title of Report	Pages
Addendum to report of the Acting Assistant Director of Planning and Development Management.	1 - 6

Maria Lugangira
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Urgent Item

Reference: F/4394/12

Address: 1009 Finchley Road, London, NW11 7HB

AGENDA ITEM 6

The legal department have confirmed that the Unilateral Undertaking has been completed. The recommendation should be amended to "APPROVE subject to planning conditions".

The plan numbers in condition 1 should be amended as follows:

"Planning Statement from Apcar Smith Planning, Planning Photos from Wolff Architects, Design and Access Statement from Wolff Architects, Sustainability Checklist, 0720-EX-100 Rev: A, 0720-EX-101, 0720-EX-102, 0720-EX-111 Rev: A, 0720-EX-112 Rev: A, 0720-EX-113 Rev: A, 0720-EX-114 Rev: A, 0720-EX-121 Rev: A, 0720-EX-122 Rev: A, 0720-PL-200 Rev: N, 0720-PL-201 Rev: N, 0720-PL-202 Rev: N, 0720-PL-203 Rev: N, 0720-PL-211 Rev: N, 0720-PL-212 Rev: N, 0720-PL-213 Rev: N, 0720-PL-214 Rev: N, 0720-PL-221 Rev: N, 0720-PL-222 Rev: N and 0720-PL-600, **Unilateral undertaking completed 19 April 2013**".

The following condition should be added:

Before the development hereby permitted is occupied the proposed parking spaces within the parking area as shown on drawing No. 0720-PL-200 submitted with the planning application shall be provided and the access to the parking spaces will be maintained at all time.

Reason: To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Page 1-16

Reference: F/00550/13

Address: Martin Primary School, Plane Tree Walk, London, N2 9JP

Condition 20 should be removed.

Page 17-82

Reference: H/00233/13

Address: Stonegrove and Spur Road Estates, Edgware, HA8 8BT

Drawings

Detailed designs for the proposed junction between the central avenue and Stonegrove (A5) have been provided in the Transport Technical Note for the application. The technical note and the drawings contained within it shall be added to the list of approved plans in Condition 1 on page 19 of the report.

Transport Technical Note prepared by RGP dated February 2013 (ref:

CMB/BAWL/2011/1296/TN03)

2011/1296/014 rev.A

2011/1296/019

2011/1296/002 rev.B

2011/1296/003 rev.A

Additional Condition

The following condition should be added to the recommendation on page 19 of the report:

Before the commencement of each Zone hereby permitted full details of the electric vehicle charging points to be installed in the car parking spaces that serves the relevant zone shall have been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the approved details prior to first occupation and thereafter be maintained as such.

Reason:

To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan.

Pages: 83-144

Reference: H/04080/12

Address: Phase 1, Millbrook Park (former Inglis Barracks), Mill Hill East, London, NW7 1PZ

Additional Comments Received

Since the submission of amended plans and following the second round of consultation, further comments have been received from the Mill Hill Preservation Society and the Woodside Park Residents' Association.

These are summarised below and officer response is provided.

Comments of the Mill Hill Preservation Society

The Mill Hill Preservation Society (MHPS) comments are as follows:

- MHPS has reviewed the revised drawings and considers that the scheme is much better than it was on first submission, on the basis that the roof scape is more varied and is more relevant to the Design Guide (Design Code) document.
- Some materials still have to be resolved and MHPS still has concerns in this area, especially the brick type/colour/joint and the colour of the metalwork.
- MHPS are therefore not entirely at ease with the elevations of Block F as there are whole areas of unrelieved vertical metal cladding, which do not relate to the rest of the design. This block would benefit from reconsideration.

Officer response

The main committee report has acknowledged that the mansard roofs in the revised scheme gives a traditional variation to the houses and also helps to break down the scale and massing of the development.

The Design Code stipulates that a warm red or buff brick should be used in the two character areas that Phase 1 falls in and there is no objection to the buff bricks. Similarly, metal can also be used as panels/feature walls as suggested by the Design Code. The intention is to create a contrast between the light brick work and the darker metal work. All proposed metal work will be of a similar colour to the roofs to aid continuity within the scheme. The final colour and type of buff brick and dark coloured

metal has yet to be decided and as stated in the main committee report a condition is recommended to request further details to be approved.

With specific regard to Block F, it is designed to look different from the surrounding scheme, and although the majority of the block is brick, the change of material (the metal cladding) to the block is incorporated to mark the transition between the park and the built form. It acts like a hinge between the orthogonal arrangement of the site layout and the geometry of the Eastern Park and Phase 1A. As Block F is significant in marking the Eastern Park it is appropriate to have a change in elevational treatment to emphasise its unique setting.

Comments of Woodside Park Residents' Association (WPRA)

WPRA questions whether the number of residential units proposed under Phase 1 is the same as that originally approved in the outline consent. There should not be any increase in the massing. The massing is more than enough already and this was a key issue during the many debates in connection with the initial outline application that was eventually granted. To add an additional storey would be an encroachment on the agreed massing and therefore objects to the proposal.

It is possible for the developers to re-contour the land so as to keep the three storeys as shown in the outline permission.

For new-build not to comply with minimum requirements for amenity space is poor design. It is not an acceptable argument to suggest that, because there is public amenity space, therefore the private amenity space can be reduced.

Officer response

The number of units proposed under this reserved matters application remains as 133 in total and is in accordance with the total set out under the outline consent and the s106 Schedule of Housing Mix.

As explained in Section 4.3 'Scale' of the main committee report, Officers accept that buildings should comply with the maximum heights set in the approved parameter plans, but the height of the 'Residential Circus South' as proposed would not impact on residential amenity and would not over dominate the block to the south. It would read as 3 storeys at the front and 3 storeys at the rear with a set back roof. If the 'Residential Circus South' houses are to be reduced to a maximum of 3 storeys, it would need to be 2 storeys at the front at street level. This would be a significant step down from the 4 storey houses on the 'Residential Circus North' opposite and would have an awkward relationship. The proposal is considered to read better on the street and appear more coherent with the block to the north (the Residential Circus North).

Whilst the land could potentially be re-contoured the scheme may not achieve the levels set out under Parameter Plan 6 (Levels). Cutting in to the site to create a level site is also not feasible, as it would require two major retaining walls of at least 7 metres in height each in some locations. There is a 13 metre drop from North to South and a 7 metre drop from West to East and re-contouring would leave an unacceptable relationship to the adjoining phase. Furthermore, it is considered that the deviations from Parameter Plan 4 (Scale) would not have an adverse impact on townscape or visual amenity and is permitted under Condition 13 of the outline consent (Height and Building Footprint) as acceptable justification has been provided. In this exceptional instance, the deviation is considered acceptable.

It is acknowledged that some of the houses have gardens that fall below the amenity space standards specified in the Council's Draft Sustainable Construction and Development SPD (which is the same standards set in the Design Code) however in this instance, given the proximity of communal space in the scheme and the local parks and that the scheme does not fall short significantly the proposal is considered acceptable.

Officers consider that new developments should ideally achieve the minimum amenity space standards, but the scheme does not fall short significantly. As discussed in the main report, all houses are located immediately adjacent to significant areas of further communal amenity space, including doorstep play, semi-private communal courtyards and within a few minutes walking distance of three parks for Millbrook Park. The provision of public open spaces as additional and alternative amenity space at such close proximity is a material consideration and since the scheme does not fall short significantly, it does not warrant a ground for refusal in itself.

The recommendation for approval subject to conditions remains unchanged.

Pages 187-206

Reference: F/00569/13

Address: Moss Hall School, Moss Hall Grove, London, N12 8PE

Condition 16 should be removed.

Condition 1 should be amended as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

3001- Aerial View

3003 Rev C- Existing Block Plan- Site Analysis

3004 Rev D- Proposed Site Plan

3005- Existing Floor Plan Infant School

3006 Rev A- Existing Floor Plan – Junior School

3007 Rev D- Proposed Floor Plan – Infant School

3008 Rev A- Proposed Floor Plan – Junior School

3009- Existing Elevations - sh. 1 of 3

3010- Existing Elevations – sh.2 of 3

3011- Existing Elevations – sh.3 of 3

3012- Proposed Elevations / Section – Infant School

3013 **Rev B**- Proposed Elevation / Section – Infant School sh.2 of 2

3014 Rev A- Proposed Elevations / Section 2-storey block – Junior School

3015 Rev A- Proposed Roof Plan- Infant & Junior Schools

3901 Rev P6- Landscape Layout

SK2 Rev P1- 3D View 2

SK3- Seasonal Site Shadow Analysis Infant School

221106-F-01 Rev A- Tree Survey

221106-F-02 Rev A- Tree Constraints

Tim Moya Associates- Tree Schedule

URS- Transport Assessment Final February 2013

Ecology Report by and Management Services Ltd

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012)".

Condition 23 should be amended as follows:

"Before the development hereby permitted is occupied, **cycling parking** shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development".

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