

<p><b><u>MEETING</u></b></p> <p><b>PLANNING AND ENVIRONMENT COMMITTEE</b></p>
<p><b><u>DATE AND TIME</u></b></p> <p><b>MONDAY 17 JUNE, 2013</b></p> <p><b>AT 7.00 PM</b></p>
<p><b><u>VENUE</u></b></p> <p><b>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</b></p>

Dear Councillors,

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

Item No	Title of Report	Pages
6.	Addendum to the Report of the Acting Assistant Director of Planning and Development Management:	1 - 20

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## PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 17th June 2013, 7.00PM

AGENDA ITEM 6

### ADDENDUM TO REPORT OF THE ACTING ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

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#### **Page 1-84**

**Reference: B/04218/12**

**Address: Former College Plot within the Former Colindale Hospital Site, Colindale Avenue, London NW9 5DZ**

#### **Errata**

Typo in Recommendation 3 on page 7 of the report. The planning reference number should be changed to reflect the application. Recommendation to read as:

“That upon completion of the agreement specified in Recommendation 2, the Acting Assistant Director of Planning and Development Management approve the planning application reference ~~H/02796/11~~ H/00093/13 under delegated powers subject to the following conditions and any changes to the wording of the conditions considered necessary by the Acting Assistant Director for Planning and Development Management:”

#### **Page 85-100**

**Reference: B/04218/12**

**Address: Old Stationers Playing Fields, Barnet Lane**

The applicant's Ecological Consultant has provided the following additional information (summarised):

- The Whimbrel is protected by the Wildlife and Countryside Act 1981 (as amended) in so far that it is illegal to:
  - Kill, injure or take an individual,
  - Intentionally or recklessly disturb a Whimbrel or its young, at or close to the nest,
  - Take, damage or destroy the nest of the Whimbrel while that nest is in use, or
  - Take or destroy an egg of the Whimbrel.
- The Whimbrel breeds only in Northern Scotland, so risk to a nest from the proposal is not likely.
- The reduction in resting and foraging habitat will only be a small proportion of the fields around the site, so there is not likely to be any impact on the population
- The bat survey determined the likely impacts on roosting, foraging and commuting bats. It was considered that the proposed development would not have a significant impact on bats.
- The bat survey does not imply that bats are not present, merely that they will not be affected.

- Therefore the development complies with the relevant UK and EU wildlife legislation.

**Pages 101-243**

**Reference: B/00354/13**

**Address: Dollis Valley estate, including former Barnet Hill School, Barnet South Community Association Hall and 131-135 Mays Lane, Barnet EN5**

**Paragraph 6 on page 102** should be amended to read as follows:

The redevelopment of the site will deliver 40% affordable housing (on a unit basis). The development will introduce a range of household sizes (1, 2, 3 and 4 bedroom properties) in the form of housing and apartments all with access to private amenity space and replace existing sub-standard accommodation with high quality sustainable dwellings.

**Recommendation 2** on page 104 should be amended to read as follows:

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

a. Legal Professional Costs Recovery

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

b. Enforceability

All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

c. Affordable Housing

The applicant shall secure the minimum provision of 250 affordable homes comprising of 230 units for rent and 20 units for intermediate.

The agreement shall include a review mechanism of the level of affordable housing should grant funding become available.

d. Nursery

The applicant shall secure the provision of a new nursery school of 117sqm constructed to minimum DFES standards capable of accommodating 25 children in accordance with the planning permission to be provided in phase 1 of the development.

e. Community Centre

The applicant shall secure the provision of a new community centre of 300sqm in accordance with the planning permission to be provided in phase 1 of the development.

f. Open Space Provision and Management

The applicant shall secure the provision of public open spaces on the site in accordance with a specification agreed with the Local Planning Authority. The specification shall identify the spaces to be maintained by the applicant landowner/ successor in title or nominated management company. These spaces shall be made available to the general public.

g. Tree Planting

The applicant shall submit a tree replacement strategy to the Local Planning Authority that shall secure measures to plant 386 trees on and off the site. The strategy shall include:

(i) The provision of a mix of species and tree sizes (including semi-mature species) in suitable locations including in public open spaces provided within the site to be agreed with the local planning authority.

(ii) The maintenance of trees planted along any roads to be adopted by the Council for a period of 3 years by the applicant landowner/ successor in title or nominated management company.

(iii) A financial contribution to maintain the trees on highways to be adopted by the council shall be provided. This figure shall be calculated on a unit basis based upon species size, type and location.

h. Sports and Recreation Facilities

The applicant shall pay a contribution of £800,000 index linked towards the design and rebuilding of the King George V Pavilion and upgrades and improvements to existing pitches at King George V playing field or other similar playing fields in the vicinity of the development.

i. Play and Recreation Facilities

The applicant shall pay a contribution of £300,000 index linked towards improvements to and creation of new local playgrounds or skate parks in the vicinity of the development to support outdoor leisure, play and recreation.

j. Dollis Valley Greenwalk

The applicant shall pay a contribution of £300,000 index linked towards improvements and/ or extensions to the pedestrian and cycle network of the Dollis Valley Greenwalk.

k. Cycle and Pedestrian Pathways

The applicant shall secure the provision of cycle and pedestrian pathways linking the site to the Dollis Valley Greenwalk in accordance with a scheme to be agreed with the Local Planning Authority.

l. Employment and Training

The applicant shall pay a contribution of £300,000 towards funding the Council's Skills Development Co-ordinator and the delivery of an Employment and Training Strategy. The strategy shall outline the delivery of skills, enterprise, employment

and training opportunities informed by a skills audit of existing residents to be carried out by the applicant and agreed with the Council.

The strategy shall include measures to secure the delivery of 4no. 2 year apprenticeships for local people in addition to the provisions above.

m. Travel Plan

The applicant shall enter into a Travel Plan for the residential, community and nursery uses on the site that seeks to reduce reliance on the use of the private car. The Travel Plan shall include the following obligations to facilitate modal shift in the choice of transport mode available to occupiers of the residential units as follows:

- (i) Provision of £300 per unit (up to a maximum of £189,300) to be applied towards funding of travel vouchers for each residential unit within the development to be applied towards either car club membership, oyster card credit, or a cycle voucher.
- (ii) In line with the incentives above, the provision of a car club and allocation of two car parking spaces at different locations on the site for use by the car club

n. Travel Plan Monitoring contribution

Payment of a financial contribution of £35,000 to the Council towards its costs in promoting more sustainable modes of transport and monitoring the travel plan that will be submitted for the development.

o. Pedestrian Environment Review (PERs) Improvement Works

Provisions towards securing pedestrian improvements in the vicinity of the site as identified in the PERS audit including upgrades to crossing facilities.

p. Bus stop provision

The applicant shall secure the provision of 3no. bus stops at locations along the Avenue to be agreed with the Council and Transport for London. Provision of temporary stops during construction shall also be secured in agreement with the Council and Transport for London.

q. Parking Control Review and Implementation

The applicant shall make a contribution of £15,000 towards the review of parking controls in the local area. A further £15,000 shall be paid to implement any necessary additional controls as a result of the review.

**Page 102 para 1 Affordable Housing amended to include 1 bedroom units:**

The redevelopment of the site will deliver 40% affordable housing (on a unit basis). The development will introduce a range of household sizes (1, 2, 3 and 4 bedroom properties) in the form of housing and apartments all with access to private amenity space and replace existing sub-standard accommodation with high quality sustainable dwellings.

**The conditions in Appendix 1 should be amended as follows:**

## **Appendix 1: Conditions and Informatives**

Description should be amended to: Approved Plans – Outline **Element**

### **Condition 2 (Time Limit – Outline)**

The development to which the **outline element** relates as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013 shall be begun either before the expiration of **7** years from the date of this grant of outline planning permission or before the expiration of two years from the date of the approval of the last reserved matter, whichever is the later.

Reason:

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

### **Condition 3 (Timing of Submission of Reserved Matters)**

Applications for the approval of the reserved matters of scale, layout, access, appearance, landscaping and siting for phases 2 - 5 shall be made to the Local Planning Authority before the expiration of **7** years from the date of this permission.

Reason:

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

### **Condition 4 (Reserved Matters – Compliance with approved plans)**

Reserved matters applications pursuant to this permission shall be made in accordance with the following **approved plans and substantially in accordance with the supporting documents:**

#### **Approved Plans:**

Parameter Plan – Development Zones: 2346\_a\_110 Rev. A

Parameter Plan – Phasing: 2346\_A\_111

Parameter Plan – Building Heights: 2346\_A\_112 Rev. A

Parameter Plan – Access and Circulation: 2346\_A\_113

Parameter Plan – Land Uses: 2346\_A\_114

Parameter Plan – Strategic Landscape: 2346\_A\_115

Chapter 1 of the Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013

Chapter 5 of the Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013

Chapter 6 of the Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013

Chapter 7 of the Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013

Chapter 8 of the Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013

**Supporting Documents:**

- Dollis Valley Estate Regeneration Design and Access Statement dated 04/06/2013
- Summary of application
- Planning Supporting Statement
- Environmental Statement January 2013 supported by the following documents:
  - Environmental Statement: Non-Technical Summary
  - Environmental Statement: Technical Appendix
  - Environmental Statement: Technical Appendix A EIA Screening and Scoping prepared by Terence O'Rourke Ltd
  - Environmental Statement: Technical Appendix B Air Quality Assessment – prepared by WSP
  - Environmental Statement: Technical Appendix C Cultural Heritage – prepared by Terence O'Rourke Ltd
  - Environmental Statement: Technical Appendix D Ground Conditions and the Water Environment – prepared by Brand Leonard
  - Environmental Statement: Technical Appendix E Natural Heritage – prepared by Terence O'Rourke Ltd
  - Environmental Statement: Technical Appendix F – Noise and Vibration - prepared by WSP
- Environmental Statement Non-Technical Summary
- Sustainability Statement
- Energy Statement
- Transport Statement
- Statement of Community Involvement
- Daylight and Sunlight Report
- Arboricultural Report (including impact assessment and method statement)
- Residential Travel Plan – Strategic Level
- Floor Risk Assessment
- Utility Services Report
- Framework Construction Environmental Management Plan (CEMP)
- Demolition Statement and Site Waste Management Plan
- Construction Logistics Plan
- Stage One Road Safety Audit

Reason:

For the avoidance of doubt and to ensure that the development accords with the outline planning permission.

**Condition 8 (Maximum Number of Residential Units)**

The maximum number of residential units to be developed on the application site comprising the land which is subject to both the **detailed and outline elements of the**



**hybrid planning permission** as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, shall not exceed 631.

Reason:

The development of the site is the subject of an Environmental Impact Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which has not been assessed by that process.

#### **Condition 9 Maximum GIA**

The maximum Gross Internal Floor Area (GIA) to be developed on the application site comprising the land which is subject to both the **detailed and outline elements of the hybrid planning permission** as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, shall not exceed 66,487 s.qm as specified on parameter plan entitled 'Development Zones' drawing 2346\_A\_110 Rev.A.

Reason:

The development of the site is the subject of an Environmental Impact Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which has not been assessed by that process.

#### **Condition 10 – Affordable Housing**

To be deleted.

#### **Condition 17 – Electric Vehicle Charging Points**

A minimum of 20% active charging points and a further 20% passive charging points shall be installed across the site and maintained thereafter.

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.

#### **Condition 26 – Demolition, Construction and Traffic Management Plan**

No site works or works including demolition shall commence **on any phase within the Outline or Detailed elements** of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, unless and until a Demolition, Construction and Traffic Management Plan to serve the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details. The Demolition, Construction and Traffic Management Plan shall include, but not be limited to, the following information:

- i. details of the routing of demolition and construction vehicles to the site and access and egress arrangements within the site;
- ii. site preparation, demolition and construction stages of the development;

- iii. details of any temporary road closures required in relation to the demolition and construction of the development;
- iv. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- v. details showing how all vehicles associated with the demolition and construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- vi. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from demolition and construction works;
- vii. Measures to monitor vibration from demolition and construction activities on the site;
- viii. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- ix. noise mitigation measures for all plant and processors;
- x. details of contractors compound and car parking arrangements;
- xi. Details of interim car parking management arrangements for the duration of demolition and construction stages;
- xii. Details of a community liaison contact for the duration of all works associated with the development.

**Reason:**

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

**Condition 31 - Junction Improvement Details**

Prior to the commencement of development **within the relevant phase**, details of the proposed works to public highway at the junctions of Mays Lane with Hammond Close, Mays Lane with Dollis Valley Way and Mays Lane with the proposed new central access road, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any highway works associated with the relevant phase. The development shall be implemented in accordance with the details as approved prior to the occupation of each relevant phase.

**Reason:**

In the interest of highway safety 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.

**Condition 44 - Maintenance of Street Trees**

Prior to the occupation of each phase within the Outline element of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, a strategy for the maintenance of the new street trees **and trees planted in open spaces** forming part of each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The street trees shall be maintained in accordance with the approved details.

Reason:

To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

#### **Condition 49 - Contaminated Land – Method Statement**

Prior to the commencement of each phase **within the Detailed or Outline element** of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013 other than for investigative work:

- A contaminated land desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until these details are approved in writing by the Local Planning Authority.
- If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken;
  - refinement of the Conceptual Model; and
  - the development of a Method Statement detailing the remediation requirements.

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

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

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with policy DM04 of the Barnet Local Plan.

#### **Condition 54: Energy and Sustainability**

Prior to the commencement of each phase within the Outline element of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, an energy strategy incorporating the full details of the photovoltaic panels, including the quantum, to be installed in the relevant phase and measures to achieve the carbon dioxide reductions in accordance with the previously submitted site-wide Energy Statement dated January 2013 for the development shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic systems detailed in the information provided shall be fully installed and operational prior to the first occupation of the building and shall thereafter be maintained in accordance with the approved details.

Reason:

To ensure that the development is sustainable and in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 5.2 and 5.3 of the London Plan.

#### **Condition 56 Approved Plans – Detailed Element**

The development to which the **detailed element of the planning permission** relates, known as Phase 1, as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013 shall be carried out in accordance with the following approved plans:

2346\_A\_130 Rev. C  
2346\_A\_131 Rev. B  
2346\_A\_132 Rev. B  
2346\_A\_133 Rev. B  
2346\_A\_134 Rev. B  
2346\_A\_152 Rev. A  
2346\_A\_135  
2346\_A\_136 Rev. B  
2346\_A\_137  
2346\_A\_138 Rev. A  
2346\_A\_139  
2346\_A\_140  
2346\_A\_141 Rev. A  
2346\_A\_142 Rev. A  
2807/SK/027 Rev. C  
2807/ATR/007 Rev. B  
2807/SK/028 Rev. B  
2807/ATR/008 Rev. B  
2807/SK/022 Rev. A

2346\_A\_200 Rev. A  
2346\_A\_201 Rev. A  
2346\_A\_209 Rev. A  
2346\_A\_210  
**2346\_A\_202 Rev. A**  
2346\_A\_203  
2346\_A\_204  
2346\_A\_205  
2346\_A\_207 Rev. A  
2346\_A\_211 Rev. A  
2346\_A\_212 Rev. A  
2346\_A\_213 Rev. A  
2346\_A\_214 Rev. C  
2346\_A\_215 Rev. D  
2346\_A\_216 Rev. A  
2346\_A\_217 Rev. A  
2346\_A\_218 Rev. A

#### **Condition 57: Time Limit – Detailed Element**

The development to which the **Detailed element of the planning permission** relates as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013 known as Phase 1, shall 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.

**The following additional conditions should be added and numbered accordingly:**

#### **Condition 75 - Phase 1 Car Parking Management Plan**

No development shall commence, other than ground works, site preparation or remediation, on the detailed element (phase 1) of the permission unless and until, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

- i. Details of the allocation of car parking spaces and any associated charges;
- ii. On site parking controls;
- iii. The enforcement of unauthorised parking; and
- iv. Identification of the number and location of disabled parking spaces;
- v. Facilities for charging electrical vehicles comprising active and passive charging points.

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The Car Parking Management Plan shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter.

Reason:

To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety 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.

#### **Condition 76: Ventilation and Extraction Equipment - Details Required**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until details of all extraction and ventilation equipment and any other plant to be installed within the relevant phase shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details before the first occupation of the site.

Reason:

To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties in accordance with policies DM04 of the Barnet Local Plan and 7.15 of the London Plan.

#### **Condition 77: Sound Insulation**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until, a scheme of the measures to be incorporated in the relevant phase to mitigate the impact of noise on the occupiers of the residential units from externally generated noise and vibration shall be submitted to the Local Planning Authority and approved in writing. The scheme of measures submitted shall ensure that the level of noise in the habitable rooms to the residential dwellings shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am. Each phase shall be implemented in full accordance with the approved scheme of noise mitigation measures in its entirety prior to the occupation of the first residential unit in each phase.

Reason:

To ensure that the amenities of the occupiers of the development are not prejudiced by noise and to accord with policies DM04 of the Barnet Local Plan and 7.15 of the London Plan.

#### **Condition 78: Street Lighting**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until details of street lighting to be provided within the relevant phase shall be submitted to and agreed by the Local Planning Authority. The development shall be implemented in accordance with the details as approved.

Reason:

In the interest of highway safety 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.

### **Condition 79: Biodiversity Enhancements**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until details comprising a scheme of measures to enhance and promote biodiversity within the relevant phase shall be submitted the Local Planning Authority and approved in writing. The scheme submitted shall include (but not be limited to) details of biodiversity enhancement measures related specifically to bat and birds. The approved scheme of measures shall be implemented in full in accordance with the approved details before the first occupation of the relevant phase.

Reason:

To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policies 5.11 and 7.19 of the London Plan.

### **Condition 80: Detailed Surface Water Drainage Scheme**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until a detailed surface water drainage scheme for the relevant phase, based on the agreed Flood Risk Assessment (Countryside Properties Limited, January 2013) shall be submitted to and agreed in writing by the local planning authority. The scheme for the relevant phase shall subsequently be implemented in accordance with the approved details before the residential units in each phase are occupied. The scheme shall include a restriction in run-off and surface water storage as outlined within the Flood Risk Assessment.

Reason:

To improve and protect water quality and prevent the increased risk of flooding in line with Barnet Local Plan policies CS13 and DM04 and policies 5.3, 5.11, 5.13 and 5.14 of the London Plan. The inclusion of green roofs and dry ponds will improve habitat and amenity in line with policies CS7, DM01, DM16 of the Barnet Local Plan policy 7.19 of the London Plan.

### **Condition 81: Refuse and Recycling Details**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i. enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable;
- ii. a satisfactory point of collection; and
- iii. details of any collection arrangements.

The development shall be implemented and the refuse and recycling facilities provided fully in accordance with the approved details before the development is occupied and the development shall be managed in accordance with the approved details.

Reason:

To ensure a satisfactory refuse and recycling facilities are provided at the development in accordance with polices CS5, CS9, CS14, DM01, DM04 and DM17 of the Barnet Local Plan.

### **Condition 82: Privacy Screens**

No development shall commence other than ground works, site preparation or remediation on the detailed element (phase 1) of the permission unless and until details of screening of balconies hereby approved are submitted. These details shall include (but are not limited to):

- measures to safeguard privacy of future occupiers from adjoining balconies;
- measures to protect the amenities of the occupiers of adjoining residential dwellings at 137-147 Mays Lane from the adjoining first floor balconies of the DV7 type dwellings directly to the south incorporating a solid balustrade of a minimum height of 1.5m;
- measures to protect the amenities of the occupiers of adjoining residential dwellings at 137 and 129 Mays Lane from the balconies of the adjoining DV11 type dwellings;
- measures to safeguard the privacy of occupiers of the ground floor occupiers of Block 13.

Reason:

To safeguard the privacy of future and adjoining occupiers of residential dwellings.

### **Condition 83: Car Ports**

The car ports provided in connection with the residential dwellings approved in the detailed element (Phase 1) as shown on plan no. 2346\_A\_130 rev. C shall be maintained for the parking of private vehicles and shall not at any time be enclosed without the express consent of the Local Planning Authority.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

### **Condition 84 – Restriction of Additional Windows and Doors**

No additional windows or doors shall be installed to any of the residential dwellings approved in the Detailed element of the planning permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013 known as Phase 1, without the express written consent of the Local Planning Authority.

Reason:



To safeguard the appearance of the development and the amenities of the future and adjoining residents in accordance with policies DM01 and DM02 of the Barnet Local Plan.

#### **Condition 85: Skills Audit**

Prior to the commencement of development a skills audit of the residents living within the existing site boundary shall be carried out and submitted to the Local Planning Authority.

Reason:

To secure appropriate provision of employment and training initiatives for residents of the Estate.

#### **Condition 86: Employment and Training**

Prior to the commencement of development within the Outline element of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, an Employment and Training Strategy for the whole development informed by the previously completed and approved Skills Audit (condition) shall be submitted and agreed in writing with the Local Planning Authority.

Reason:

To facilitate the economic regeneration of the surrounding areas and to secure appropriate provision of employment and training initiatives.

#### **Condition 87: Tree Replacement Strategy**

Prior to the commencement of development of each phase within the Outline or Detailed elements of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, details of the tree replacement strategy for that phase shall be submitted to agreed in writing by the Local Planning Authority. These details shall include measures to ensure a 2 for 1 replacement of felled trees is achieved across the site at appropriate planting sizes and densities. The development shall be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

#### **Condition 88: Open Spaces Strategy**

Prior to the commencement of development of each phase within the Outline elements of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013, an open space strategy for the relevant phase shall be submitted to and agreed in writing with the Local Planning Authority. The strategy shall include (but is not limited to):

- details of hard and soft landscaping
- details of any trees to be retained
- tree and shrub species densities, sizes and types
- any means of enclosure
- play equipment
- minor artefacts including furniture, lighting or signage
- details of bird and bat boxes or any other artificial habitats to be installed.

The open spaces shall be delivered in accordance with the approved details and maintained thereafter.

Reason:

To ensure high standards of design and landscaping in the public realm and satisfactory appearance to the development in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

### **Condition 89: Daylight, sunlight and overshadowing assessment**

A daylight and sunlight assessment and overshadowing assessment in accordance with the relevant BRE Guidelines shall be submitted to the Local Planning Authority with each reserved matters application within the Outline element of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346\_A\_101 dated 25.01.2013.

Reason:

To safeguard the amenities of existing and future occupiers of the development in accordance with policies DM01 and DM02 of the Barnet Local Plan.

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**Reference: H/01208/13**

**Address: West Hendon Ex Servicemans Club, 233-243 West Hendon Broadway, NW9 7DH**

**Highways comments have now been received.**

### **Location**

The proposal site is fronted by West Hendon Broadway. The road is part of the strategic network and is classified as the A5. Waiting restrictions operate all day Mon – Saturday between 7am – 7pm, loading restrictions are in place Mon – Sat 7am - 10pm & 4pm – 7pm. The site is bounded by two cul de sacs, Borthwick Road and Ravenstone Road respectively. Borthwick Road has some short stay pay & display bays (9am -5.30pm) and a ban on 5 tonne lorries and bus parking midnight – 8am and 6.30pm - midnight. Ravenstone Road has waiting restrictions between 7am – 7pm and 10-am – 11am on one side of the carriageway and several residents' bays on the opposite side. Bus services 183 & 83 stop outside the existing building entrance. There is also a bus route 32 from Hendon that stops near the school.

### **Proposal**

The proposal is to reuse the existing building for a temporary secondary school which is relocating from Golders Green. The proposal is to use the existing building and footprint. The numbers of pupils will be up to 70 boys.

Parking for the site is currently accessed from Borthwick Road. There are 8 spaces (including 1 disabled space) and will be used for staff parking.

### Pedestrian Access

Access will be from the entrance on West Hendon and Borthwick Road. The footways are an acceptable standard and do not need replacement.

### Guard Railing

The existing entrance to the building faces West Hendon Broadway. It is often a beneficial safety measure to place guard railing at school entrances, especially for junior children. However, in this instance, a bus stop and shelter is currently located in front the entrance. Whilst this forms a safeguard from the street, it might prove more suitable to bolster the safeguard with a level of guard railing. The Council are responsible for this road and are the highway authority.

### Vehicular Access

The onsite car park will be accessed from Borthwick Road which is a cul de sac.

### Disabled Access & Cycle Provision

The applicants have indicated provision of a disabled parking space and cycle provision. The level of provision is acceptable. However, there appears to no provision of a ramp into the building, a condition is suggested accordingly. It is important that accessibility for disabled and mobility impaired users is considered as part of the redevelopment. Shower and changing facilities should also be provided to promote and support cycle use.

### Parking Layout

The parking layout (drwg 12-2510-007A) is acceptable. The applicants are now able to enter and exit the site in forward direction and will continue to use the existing one way vehicle circulation with entry via Borthwick Road and exit onto Ravenstone Road. The previous layout was unacceptable and showed proposed playground 1 having an impact on the exit route onto Ravenstone Road.

### School Pick Up

The applicant has stated an intention to promote an alternative means to the car. This will be set out in the finalised School Travel plan. Short stay pay and display bays operate on either side of the site from 9am and 10am which provides the flexibility for a minibus to park within the school or on street. The waiting restrictions also provide space for other drop off and pick up traffic.

## Trip Generation

The primary catchment area for the school intake is primarily Golders Green and Hendon. Direct bus services serve these destinations. Car use is expected to increase with the relocation of the school and it is not clear that the significant level of cycle use will continue. At present cycle use for children is 23% and car passenger 26%. The bus services could provide a practical alternative in the new location as promoted via the Travel Plan. 90% of staff travelled by car, and this pattern can be expected to continue for the new site.

It is therefore reasonable to anticipate that the 16 staff members and 70 pupils will either car share or be sole passengers to the new location. This equates to 13 cars for staff and 60 car trips for pupils.

The existing roads can accommodate the pick-up and drop off activity, especially if it is dispersed between the two adjacent roads and the school operates staggered hours.

## School Travel Plan

The applicants have submitted a draft school travel plan. The applicants are currently liaising with LB Barnet's School Travel Plan Team and will need to finalise the document before the school is occupied. The school should set out clearly the staggered hours starts and finishes.

Draft Travel plan indicates that 30 cycle spaces are available at the existing site for pupils and 5 spaces for staff. This arrangement is likely to change with the future proposals.

## Regeneration Implications

The existing site is to be demolished as part of the West Hendon Regeneration highway works. Permanent consent for this development will **not be** acceptable as this scheme will prejudice the planned regeneration works. The applicants should be advised accordingly.

## Recommendation:

No highways objections

## **Add conditions**

1) Before the development hereby permitted is occupied, cycle 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.

Reason: To ensure and promote easier access for disabled persons to the approved building 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 which in turn refers to London Plan Parking Standards.

**2)** Before the permitted development commences details of the refuse collection arrangements shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety 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.

**3)** No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety 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.

**4)** Means of vehicular access to the permitted building shall be from Borthwick Road and exit onto Ravenstone Road only.

Reason: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety on the public highway and 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.

**5)** Before the development hereby permitted is occupied, an activities management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposals would have an acceptable impact on highway and pedestrian safety in line with Policy DM17 of Development Management Policies (Adopted) September 2012.

**6)** Before the development hereby permitted is occupied, a scheme showing disabled access to the property shall be submitted to and approved by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason:

To ensure and promote easier access for disabled persons to the approved building in accordance in accordance with London Borough of Barnet's Policy CS9 of Core Strategy (Adopted) September 2012 Policy and Policy DM17 of Development Management Policies (Adopted) September 2012, London Plan (July 2011) policy 7.2 'An inclusive environment'

Amend condition 8 to read:

There shall be no more than **70** children on the school role at any time.

Reason: To safeguard neighbouring amenity and highway safety in accordance with policies DM04 and DM17 of the Adopted Barnet Development Management Policies 2012.

Add informatives:

1. In case if any modification is proposed or required to the existing access off the public highway then it will be subject to a detailed investigation by the Environment, Planning & Regeneration Directorate. This may involve relocation of any existing street furniture and would need to be done by the Highway Authority at the applicant's expense. Estimate for this and any associated work on public highway may be obtained from the Environment Planning & Regenerations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP

2. The applicant is advised that any alteration to the public highway (including pavement) will require prior consent of the local highways authority. You may obtain an estimate for this work from Environment, Planning and Regeneration Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

It should be clarified that the rear extension referred to in the report is in fact the refurbishment of existing structures on the site.