

## PLANNING & ENVIRONMENT COMMITTEE MEETING

Thursday 17<sup>th</sup> October 2013, 7.00PM

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

---

#### Pages

Reference: H/02450/13

Address: Watling Club, Dryfield Road, Edgware, Middx, HA8 9JU

#### Amendments and clarifications to the committee report:

Recommendation I should read as:

#### RECOMMENDATION I:

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

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Affordable Housing (units)** **£0.00**  
Provision of 4 affordable housing units on the site, split up into the following types:
  - i) Affordable Rented Accommodation:  
2 x 2 bedroom (3 person) 1x 2 bedroom (4 person)
  - ii) Shared Ownership Accommodation:  
1 x 1 bedroom (2 person)
- 4 The Council will receive nomination rights to all the affordable homes.
- 5 The homes will be built in accordance with the London Housing Design Guide.
- 6 **Monitoring of the Agreement** **£500.00**  
  
Contribution towards the Council's costs in monitoring the obligations of the agreement.

**Condition 1 should be amended to read:**

The development hereby permitted shall be carried out in accordance with the following approved plans: P100; P101 RevB; P102 RevC; P103; P104; P105; P106; P107 RevB; P108 RevB; P109 RevC; P110 RevC; P111; P112.

**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).

**The following conditions should be added:**

- 1.) No site works or works on this development shall take place until full details of a protected species contingency plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include
  - (i) details of surveys to be undertaken prior to and during demolition and construction of the development to determine the possible presence of bats, nesting birds and slow worms; and
  - (ii) details of appropriate mitigation measures and contingency plans should such species be found to be present.

The surveys, mitigation and contingency measures shall be implemented in accordance with the approved plan

- 2.) Details of a scheme of naturalised play equipment to be provided on site shall be submitted to and approved in writing by the Local Planning Authority before the development, hereby permitted, is commenced. The play equipment shall be provided prior to first occupation.

**Reason:**

To ensure a satisfactory appearance to the development in accordance with policies DM02 of the Adopted Barnet Development Management Policies DPD (2012) and 3.6 of the London Plan 2011.

- 3). Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority.

This shall include 1:20 details of balconies, glazing, and window/brick reveals.

The development shall be implemented in accordance with such details as approved.

**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 DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

**The following informative should be attached:**

1.) If the development is carried out it will be necessary to submit an application for Ordinary Watercourse Consent. To receive the application form, please contact: Highways Drainage Team, London Borough of Barnet, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP. The submitted application will then be assessed and must be approved in writing, prior to proceeding with any works.

**Pages**

**Reference: H/03826/13**

**Address: Former Chandos Lodge, Broadhead Strand, London, NW9 5PY**

**Amend condition 1 to read**

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 637\_PL\_004 Rev C, 637\_PL\_002 Rev C, 637\_PL\_003 Rev D, 637\_PL\_005 Rev C, 637\_PL\_007 Rev C, 637\_PL\_001 Rev A, 637\_PL\_006 Rev A, 637\_PL\_008 Rev A.

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).

**Amend condition 7 to read**

The development hereby permitted shall not commence until a parking management plan is approved that includes, minor adjustments to the parking layout; provide details about accommodating visitors/servicing, allocations of the parking spaces per units, controlling and monitoring of the parking areas, including enforcement by non-correct use of parking areas, submit a drawing for approval showing the Electric Vehicle Charging (EVC) points including the monitoring the usage and converting the passive to active. All standard and disabled car parking spaces to be provided and for use only in connection with this site and maintained in good order thereafter.

Reason: To ensure safe access to and from the development and protect the amenity of the area and conform 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.

### **Amend condition 19 to read**

Prior to the development being occupied the proposed measures outlined in the applicant's energy strategy 'Energy strategy by AJ Energy Consultants' shall be implemented in accordance with this document and shall be permanently maintained thereafter.

Reason: To ensure that the scheme complies with policy 5.2 of Mayor's London Plan 2011.

### **Add following conditons**

*'Prior to the commencement of development, any highways which require to be stopped up to facilitate the development shall be agreed and processed through the Highway Authority under Section 247 of the Town and Country Planning Act prior to submitting the details for Local Planning Authority approval in writing.*

*Reason: To ensure that adequate public access is provided throughout the development'*

*A vehicular sight line of 2.0 metres by 25 metres shall be provided to the either side of the main site access with the Public highway. Prior to the commencement of the new access to the site, plans shall be submitted for approval and thereafter be maintained free of all obstructions over a height of 0.6 metre above the level of the adjoining highway.*

*Reason: 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.*

### **Pages 53-86**

**Reference: F/03042/13**

**Address: 215-227 Great North Way, NW4**

Following additional comments from highways officers, the following conditions should be added:

The development shall not begin until the details of the proposed vehicular access for the development have been submitted and approved in writing by the local planning authority and constructed. The construction works shall be carried out at the applicant's expense in accordance with the approved details.

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.

The building shall not be occupied until the existing redundant crossovers are reinstated to footway level by the Highway Authority at the applicant's expense.

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.

**Pages**

**Reference: H/03634/13**

**Address: Fuller Street Garages, Fuller Street**

**Additional details of the parking arrangements have been provided by Barnet Homes.**