

APPENDIX 1

Conditions

The term 'development' in the conditions below means the development permitted by this consent.

1	<u>Approved plans</u>		
	The development hereby permitted shall be carried out in accordance with the following approved plans (subject to Condition 7) unless minor variations are agreed in writing after the date of this reserved matters consent with the Local Planning Authority:		
	Existing Site Plan	HT-1413-P-1	A
	Proposed Site Plan	HT-1413-P-2	A
	Plot 53 - Ground floor plan	HT-1413-P-3	A
	Plot 53 - Upper floor plans	HT-1413-P-4	A
	Plot 54 - Ground floor plan	HT-1413-P-5	A
	Plot 54 - Upper floor plans	HT-1413-P-6	A
	Terrace 1 and Block A - G+0	HT-1413-P-7	A
	Terrace 1 and Block A - G+1	HT-1413-P-8	A
	Terrace 1 and Block A - G+2	HT-1413-P-9	A
	Terrace 1 - Plans and Elevations	HT-1413-P-10	A
	Block A Houses - Plans and Elevations	HT-1413-P-11	A
	Block B Houses - Plans and Elevations	HT-1413-P-12	A
	Blocks A, B and C - Ground floor plan and Elevation	HT-1413-P-13	A
	Blocks A, B and C - First floor plan and Elevation	HT-1413-P-14	A
	Terrace 2 - Plans and Elevations	HT-1413-P-15	A
	Terrace 2 - Elevations	HT-1413-P-16	A
	Bike Store And CHP - Elevations	HT-1413-P-17	A
	Block B - G+0 and Street Elevation	HT-1413-P-18	A
	Block B - G+1 and Garden Elevation	HT-1413-P-19	A
	Block B - G+2 and Side Elevation	HT-1413-P-20	A
	Block C - G+0 and Street Elevation	HT-1413-P-21	A
	Block C - G+1 and Garden Elevation	HT-1413-P-22	A
	Block C - G+2 and Side Elevation	HT-1413-P-23	A
	Typical Block Sections	HT-1413-P-50	A
	Landscape General Arrangement	1065-10-001	G
	Plot 53 Landscape GA	1065-10-003	C
	Plot 54 Landscape GA	1065-10-004	C
	Tree Retention and Removal with proposed layout	1065-10-011	G
	Sections A-AA and B-BB	1065-10-020	D
	Sections C-CC and D-DD	1065-10-021	D
	Sections E-EE and F-FF	1065-10-022	D

	Sections G-GG and H-HH	1065-10-023	D
	Planting Plan 1	1065-10-201	D
	Planting Plan 2	1065-10-202	D
	Tree Pit in Soft Under 20cm girth	1065-10-401	-
	Tree Pit in Soft over 20cm girth	1065-10-402	-
	Permeable Paving Blocks Setts	1065-10-404	-
	High Quality Concrete Slab Paving	1065-10-405	-
	Low Brick Planter	1065-10-407	-
	Brick Boundary Wall	1065-10-410	-
	Hardwood Timber Screens	1065-10-411	-
	Concrete Plinth Bench	1065-10-418	-
	Light Column Protector	1065-10-419	-
	Entrance Road Detail	1065-10-425	-
	Tree Protector - Knee rail	1065-10-426	-
	<p><u>Reason:</u> 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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.</p>		
2	<u>Cycle Parking</u>		
	<p>Prior to commencement of development details of the proposed layout for cycle storage areas which demonstrates the accommodation of 73 cycle parking spaces within the proposed storage areas shall be submitted for approval in writing of the local planning authority.</p> <p>Thereafter, the cycle parking and cycle storage areas shall be maintained in good working order and made available to residents at all times for the lifetime of the development unless otherwise agreed in writing by the local planning authority.</p> <p><u>Reason:</u> In the interests of promoting cycling as a mode of transport, in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012.</p>		
3	<u>Privacy screens and obscure balcony balustrade returns</u>		
	<p>Notwithstanding the details shown on the plans otherwise approved the development shall not be occupied until details of the privacy screens to terraces and balconies and obscure glassed return balustrading to balconies are submitted to and approved in writing by the Local Planning Authority which specify the details of the privacy screens to terraces and balconies and obscure glazed return balustrading to balconies.</p>		

	<p>Before the blocks are occupied the development shall be implemented in full accordance with the approved details and the approved details shall be permanently retained thereafter.</p> <p><u>Reason:</u> To safeguard the privacy and amenities of the future occupiers of the proposed residential dwellings.</p>
4	<u>Dry Riser / Sprinkler</u>
	<p>Prior to commencement of the development details of dry riser or sprinklers associated with each of the blocks shall be submitted to and approved in writing by the Local Authority. The development shall then be implemented in line with the details approved.</p> <p><u>Reason:</u> To ensure the safety of future residents in response to comments from London Fire Brigade</p>
5	<u>Materials</u>
	<p>Notwithstanding the submitted plans, before the development hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority including, though not limited to:</p> <p>Sample glazing with window/door frame(s) Balustrade and edge detail. Roofing materials, including roof parapets and overhangs to flats. Typical rainwater goods (section of gutter, downpipe etc) Sample areas of brickwork and mortar. Areas of parking and paving</p> <p>All works shall conform to those materials approved.</p> <p><u>Reason:</u> To safeguard the visual amenities of the building and surrounding area.</p>
6	<u>Details</u>
	<p>Notwithstanding the submitted plans, before the development hereby permitted is commenced the following construction details at 1:20 scale (except where otherwise indicated) shall be submitted to and agreed in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> (i) Balcony doors to flats (ii) Balcony balustrades (iii) Gates and Railings (iv) Main entranceways to flats and live/work units (v) Roof parapets and overhangs to flats and houses (vi) Rainwater goods (gutters, down pipes etc) (1:100) (vii) All plant at roof level - including any Photovoltaics (1:50) (viii) Locations of all service intakes and meters (no meter boxes to be

	<p>visible on front facades).</p> <p>All works shall conform to those details approved.</p> <p>Reason: To safeguard the visual amenities of the building and surrounding area.</p>
7	Revised Energy Compliance
	<p>Notwithstanding the submitted plans, prior to commencement of the development a report demonstrating compliance with the Revised Energy Strategy (submitted and approved against condition 35.6 of planning permission ref: F/04687/13, or any amended Revised Energy Strategy) shall be submitted to and approved in writing by the LPA.</p> <p>The report shall include details of any Carbon reducing measures required, whether via CHP or alternative means, in order to achieve compliance with the Revised Energy Strategy.</p> <p>Details shall clearly demonstrate any resulting visual impact and where necessary include necessary landscaping details resulting from the approach to compliance.</p> <p>Any updates to the submitted plans from those listed in Condition 1 as a result of the report shall be submitted to and approved in writing by the LPA and the development shall be implemented in accordance with these approved details.</p> <p>Reason: To secure the maximum practicable reduction in carbon emissions and optimal use of renewable energy.</p>
8	Landscaping
	<p>a) Soft and hard landscaping and biodiversity measures shall be undertaken in accordance with details in Chapters 3 and 4 of the Landscape Design Development Report (March 2014).</p> <p>b) The soft and hard landscaping and biodiversity measures shall be implemented before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner.</p> <p>c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.</p> <p>d) Notwithstanding the submitted sections the height of the hedge</p>

	<p>replanted in areas identified as "Native Hedge Planting" on plan 1065-10-001 revision G shall be of two meters in height in accordance with the Planting Strategy under chapter 3.3 of the Landscape Design Development Report.</p> <p>Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy C1 and C4 of the Chapter 12 saved UDP Policies the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2011.</p>
9	<u>Open Space</u>
	<p>No material operation relating to the construction of the residential units on Plots 53 and 54 shall commence until arrangements have been made to the written satisfaction of the Local Planning Authority for the provision of the Claremont Park Improvements and the Clitterhouse Playing Fields Improvements (Part 1) and submission against this condition must include a clear commitment to a timetable of delivery.</p> <p>No residential units on the Brent Terrace triangles shall be occupied prior to the practical completion and provision of the Claremont Park Improvements and the Clitterhouse Playing Fields Improvements (Part 1) in accordance with the relevant Necessary Consents unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the loss of open space on the Brent Terrace triangles is mitigated in an appropriate timescale by proportionate improvements to open space.</p>
10	<u>Pedestrian Route Plot 54</u>
	<p>The development approved by this Reserved Matters Approval shall not be occupied until a Section 278 highways agreement has been entered into with the highway authority for the carrying out of cosmetic improvements (ie lighting, resurfacing) to the existing footpath at the south eastern end of plot 54 leading to Clitterhouse Road. Details for such improvements are to be submitted to and approved in writing by the LPA prior to occupation</p> <p><u>Reason:</u> To Improve security and ease of access for existing and proposed residents.</p>
11	<u>Doorstep Play</u>
	<p>Prior to commencement of development details of the proposed Doorstep play area on Plot 54 shall be submitted to and approved in writing by the LPA. The development shall thereafter be implemented in accordance with these approved details.</p> <p><u>Reason:</u> To ensure the satisfactory provision of play space in accordance with the</p>

	Mayor's SPG.
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Informatives

<u>01</u>	<p>PRE-APP</p> <p>In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan and the Approved S73 Consent.</p>
<u>02</u>	<p>In accordance with Reg 3 (4) and Reg 8 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, it is considered that:</p> <p>the submission of Reserved matters reveals , with regard to the subject matter of the application, that there are no additional or different likely significant environmental effects than is considered in the environmental information already before the Council (the Environmental Statement (ES) (BXC02) submitted with the Section 73 application (F/04687/13) and any further and/or other information previously submitted; and</p> <p>the environmental information already before the Council (the ES submitted with the Section 73 application and any further and/or other information previously submitted) remains adequate to assess the environmental effects of the development.</p>