

APPENDIX 1

Conditions and Informatives

Conditions

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

1	Approved plans		
	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:		
	Clitterhouse Playing Fields Plans		
	Landscape General Arrangement	1065-08-001	J
	Proposed Site Levels	1065-08-012	G
	Landscape GA Plan 1	1065-08-020	E
	Landscape GA Plan 2	1065-08-021	E
	Landscape GA Plan 3	1065-08-022	F
	Landscape GA Plan 4	1065-08-023	F
	Landscape GA Plan 5	1065-08-024	E
	Landscape GA Plan 6	1065-08-025	F
	Tree Retention and Removal	1065-08-050	E
	Tree Retention and Removal	1065-08-051	E
	Tree Retention and Removal	1065-08-052	F
	Tree Retention and Removal	1065-08-053	G
	Tree Retention and Removal	1065-08-054	F
	Site Sections	1065-08-060	B
	Site Sections	1065-08-061	B
	Planting Plan 1	1065-08-201	C
	Planting Plan 2	1065-08-202	C
	Planting Plan 3	1065-08-203	D
	Planting Plan 4	1065-08-204	C
	Planting Plan 5	1065-08-205	C
	Planting Plan 6	1065-08-206	C
	Planting Plan 7	1065-08-207	C
	Planting Plan 8	1065-08-208	D
	Planting Plan 9	1065-08-209	D
	Planting Plan 10	1065-08-210	C
	Planting Plan 11	1065-08-211	C
	Planting Plan 12	1065-08-212	D
	Planting Plan 13	1065-08-213	D
	Planting Plan 14	1065-08-214	C
	Planting Plan 15	1065-08-215	D
	Tree Pit in Soft Under 20cm girth	1065-08-401	A
	Tree Pit in Soft 20cm girth and over	1065-08-402	B
	Typical Rain Garden Detail	1065-08-403	C

Tree Pit in Hard Landscape Area	1065-08-404	A	
Weldmesh Sports Fence and Gate	1065-08-410	B	
Perimeter Fence 1.5m and Entrance Gate Detail	1065-08-411	B	
Bow Top Fencing 1.1m High	1065-08-412	A	
Seating Steps Detail to Youth Activity Area	1065-08-414	A	
Freestanding Handrail and Steps to Outdoor Gym	1065-08-415	A	
Safety Surface wet pour	1065-08-419	B	
Consolidated Gravel	1065-08-420	A	
Games Court	1065-08-421	B	
Typical Concrete Finish	1065-08-422	B	
Coloured Hot Rolled Asphalt	1065-08-423	B	
Safety surface Artificial Grass	1065-08-424	B	
Cycle Stand Detail	1065-08-425	B	
Bollard Detail	1065-08-426	B	
Retractable Bollard Detail	1065-08-427	A	
Picnic Bench	1065-08-430	B	
Pre-cast concrete bench	1065-08-431	B	
Bench with no arm or back	1065-08-433	A	
Double Sided Bench	1065-08-434	A	
Individual Seat	1065-08-435	A	
Bench / Seat at various levels	1065-08-436	B	
Planters to Central Square	1065-08-437	A	
Timber Knee Rail	1065-08-438	-	
Gateway Typical Elevations	1065-08-439	-	
Freestanding Recliner Seats	1065-08-443	-	
Main Gateway Plan and Elevation	1065-08-444	-	
Claremont Park Plans			
Landscape General Arrangement	1065-04-001	J	
Tree Retention and Removal	1065-04-012	E	
Site Sections	1065-04-007	C	
Site Sections	1065-04-008	C	
Site Sections	1065-04-009	C	
Site Sections	1065-04-010	C	
Site Sections	1065-04-020	C	
Proposed Site Levels	1065-04-021	C	
Planting Plan	1065-04-201	D	
Planting Plan 2	1065-04-202	C	
Planting Plan 3	1065-04-203	C	
Tree Pit in Soft Under 20cm girth	1065-04-401	A	
Tree Pit in Soft 20cm girth and over	1065-04-402	A	
Tree Pit in Hard Landscape Areas	1065-04-403	B	
Perimeter Fence 1.5m	1065-04-406	B	
Hinged Entrance Gate	1065-04-409	B	
Bow Top Fencing 1.1m High	1065-04-410	A	
Consolidated Gravel	1065-04-411	A	
Typical Concrete Finish	1065-04-412	B	
Safety Surface Artificial Grass	1065-04-414	B	

	Safety Surface Wet Pour	1065-04-415	B
	Consolidated Gravel and Concrete Detail	1065-04-416	B
	Freestanding Recliner Seats	1065-04-420	A
	Bespoke concrete plinth bench/seat	1065-04-421	B
	Picnic Bench	1065-04-422	B
	Bollard Detail	1065-04-423	A
	Retractable Bollard Detail	1065-04-424	B
	Cycle Hoops	1065-04-425	B
	Individual Seat	1065-04-428	A
	Concrete plinth bench	1065-04-429	B
	Typical Retaining Wall Detail	1065-04-433	A
	Typical Step Detail with Free Standing Handrail	1065-04-434	B
	Gateway Elevations	1065-04-437	-
	Filter Drain Detail	1065-04-438	-
	Storm Water Planter 1	1065-04-439	-
	Storm Water Planter 2	1065-04-440	-
	<p>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 application as assessed in accordance with policies CS1, CS4, CS5, of the Barnet Local Plan and policy 1.1 of the London Plan.</p>		
2	Temporary gateway solutions		
	<p>Prior to the commencement of any works approved under this Reserved Matters Approval details of any temporary boundary treatments including gates, fences and hard and soft landscaping for the Clitterhouse Playing Field northern gateway and Claremont Park eastern gateway areas affected by the proposed realignment of Claremont Road shall be submitted to and approved in writing by the Local Planning Authority. Details will be submitted alongside a timeline confirming the period during which such temporary measures shall remain in place prior to the delivery of the final Park Layout. The development shall be delivered in accordance with the temporary measures and accompanying timetable.</p> <p>Reason: To ensure the satisfactory appearance and security of the parks during the construction programme in accordance with Policy 7.5 of the London Plan FALP (March 2015); Policies CS5 and CS7 of the Local Plan Core Strategy DPD (Adopted September 2012) and Policy C2 of Barnet's UDP Saved Policies (Saved September 2012)</p>		
3	Motorcycle Barrier		
	<p>Notwithstanding the submitted details prior to commencement of development details of the proposed Motorcycle barrier gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details approved.</p>		

	<p>Reason: To ensure inclusive access to the park and a high quality appearance.</p>
4	<p>Temporary Embankment Works, Claremont Park</p> <p>Prior to the planning authority agreeing with the developers that practical completion of Claremont Park has been achieved, the developers shall ensure that the proposed temporary embankment works adjacent to the northern boundary of Claremont Park are complete in accordance with landscaping details to be submitted to and agreed in writing by the Local Planning Authority. No practical completion of Claremont Park can be agreed until these temporary works are fully implemented.</p> <p>Reason: To ensure the satisfactory temporary appearance of the northern boundary of the Park.</p>
5	<p>Lighting</p> <p>Prior to commencement of the development approved by this Reserved Matters Approval, full details of the proposed lighting strategy, including:</p> <ul style="list-style-type: none"> - Locations - Materials - Lux levels - Operating hours <p>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>Reason: To ensure appropriate lighting provision to address issues of security, and functionality for users of the open spaces whilst protecting the amenities of neighbouring occupants and minimising impacts to wildlife.</p>
6	<p>Pavilion and Depot -Non Resi Energy Strategy</p> <p>Prior to commencement of the development of the Pavilion; and the Maintenance Store and Depot, a report demonstrating compliance of that building 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, in order to achieve compliance with the Revised Energy Strategy.</p> <p>The development shall thereafter be implemented in accordance with these approved details.</p> <p>Reason: To secure the maximum practicable reduction in carbon emissions and</p>

	optimal use of renewable energy.
7	Play Area and Activity Areas
	<p>Notwithstanding the submitted plans and supporting documentation prior to commencement of development of the play or activity areas details including layout and equipment proposed shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with these approved details.</p> <p>Reason: To ensure delivery of the park in accordance with the needs of the local population.</p>
8	Outdoor Gym
	<p>Prior to commencement of development full details of the proposed Outdoor Gym 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>Reason: To provide a range of fitness equipment to meet the needs of local residents.</p>
9	Signage
	<p>Prior to commencement of the development approved by this Reserved Matters Approval, full details of the proposed signage strategy 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>Reason: To ensure that a legible and inclusive environment that accords with details approved under condition 1.26 of F/04687/13.</p>
10	Park Pavilion
	<p>Notwithstanding the submitted plans details of the proposed park pavilion building including internal layout, design, appearance and materials shall be submitted to and agreed in writing by the local planning authority prior to work commencing on this element of the proposal. The pavilion shall thereafter be constructed as approved.</p> <p>Reason: To ensure the provision of a high quality facility that will fully accommodate the sporting needs of users of the Clitterhouse Playing Fields.</p>
11	Drainage
	<p>Notwithstanding the submitted plans prior to commencement of development, full details of the proposed drainage strategy, including specific SuDS details for the proposed natural grass sports pitches and</p>

	<p>spoil management shall be submitted to and approved in writing by the local planning authority .</p> <p>For the avoidance of doubt the proposed lateral pipework drainage within the Grass playing fields shall be provided at 5m centres.</p> <p>Reason: To ensure the quality provision of playing fields and appropriate drainage infrastructure to comply with policy CS13 of the Local Plan Core Strategy (Adopted September 2012) The Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan FALP (March 2015).</p>
12	Public art strategy
	<p>Notwithstanding the submitted plans, prior to the commencement of any works in relation to this development a detailed public art strategy, including artwork on the principal entrance gateways shall be submitted to the local planning authority for its approval and shall be implemented in the manner approved by the Council.</p> <p>Reason: To provide the park with a cohesive sense of character within the context of the local area and the wider Brent Cross Cricklewood Regeneration area.</p>
13	Implementation Programme
	<p>Development shall be implemented in accordance with the Clitterhouse Playing fields Implementation Works Programme submitted in Appendix 1 and the Claremont Park Landscape Implementation Works Programme of the Explanatory Report (May 2015). Revisions to the programme as a result of the approval of the Detailed Delivery Programme under Condition 5.1 or for any other minor revisions shall be submitted to and approved in writing by the LPA.</p> <p>Reason: To ensure the satisfactory appearance and timely delivery of 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>
14	Landscaping / LEMP
	<p>The detailed planting proposals, hereby approved, shall be fully implemented to the satisfaction of the planning authority and shall be completed prior to the Council agreeing that practical completion of the parks has been attained.</p> <p>The implemented landscaping strategy shall be maintained in accordance with the Clitterhouse Playing Fields Landscape and Ecology Management Plan within Appendix G of the Clitterhouse Playing Fields</p>

	<p>Design Development Report (May 2015) and with the Claremont Park Landscape and Ecology Management Plan within Appendix B of the Claremont Park Design Development Report (May 2015).</p> <p>Reason: To ensure the satisfactory a</p>
15	Initial Developer Management Period
	<p>Details of the initial maintenance and management period during which the developer remains responsible for the landscaping of the approved open spaces shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>As a minimum in accordance with the letter dated 8th June from Quod the developer will be responsible for the maintenance of the hardworks and softworks elements of the landscape proposals including the proposed park furniture for a 24 month liability period. Furthermore any existing trees shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, or become severely damaged or diseased within five years of completion of development shall be replaced by the BXC with trees or shrubs of appropriate size and species in the next planting season.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (Adopted September 2012); and, Policies C2 and C4 of Barnet's UDP Saved Policies (Saved September 2012).</p>
16	Car park vehicular access barrier
	<p>Prior to the commencement of works, details of the proposed vehicle control barrier to control access to the proposed car park shall be submitted to the local planning authority for its written approval. The barrier shall be installed prior to the car park being operational and shall be maintained in perpetuity.</p> <p>Reason: To ensure the proper and safe management of the Car Parking area.</p>
17	U4 Underpass
	<p>The development approved by this Reserved Matters Approval shall not be regarded as being practically complete until the U4 underpass improvement works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning authority in consultation with Transport for London.</p> <p>The U4 Underpass improvement works shall include:</p> <ul style="list-style-type: none"> - Lighting - Signage - Removal of bollard at the Western approach

	<ul style="list-style-type: none"> - Repainted railings - Surface improvements <p>Reason: To improve the pedestrian environment and security of this key link across the A41.</p>
18	Claremont Road/Playing Fields Car Park Junction
	<p>The proposed car park junction with Claremont Road shall be designed and operate as a left in – left out junction. Details of the design of the junction and any central reservation requirements shall be submitted to the local planning authority, in discussion with the roads authority, for its written approval prior to the commencement or any work on the development hereby approved. The junction shall be provided as approved.</p> <p>Reason: In the interest of vehicular and pedestrian safety for the access to the proposed car park.</p>
19	Maintenance Store and Depot
	<p>Prior to commencement of development detailed designs of the proposed Maintenance Store and Depot located in the Clitterhouse Farm Buildings area outlined in red on plan 'A150' within Section 8 of the Clitterhouse Playing fields Design Development Report (May 2015) shall be submitted to and approved in writing by the Local Planning Authority. The Maintenance Store and Depot shall as a minimum include the areas detailed in part 3.11 of the Clitterhouse Playing Fields Design Development Report (May 2015) under the heading 'Clitterhouse Maintenance Accommodation' and shall include layout, materials, vehicular access arrangements including swept paths and associated car parking.</p> <p>The development shall thereafter be implemented in accordance with these approved details prior to occupation of the development or practical completion of the works being agreed with the planning authority.</p> <p>Reason: To ensure satisfactory provision of the facility and the future management and upkeep of the Open spaces in accordance with the agreed S106 requirements.</p>
20	Archaeology
	<p>No development permitted by this Reserved Matters Approval shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the developer in consultation with GLASS and approved in writing by the local planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all</p>

	<p>recording and recovery of any archaeological evidence within the development site for this Reserved Matters Approval is undertaken to the satisfaction of the local planning authority in consultation with GLASS.</p> <p>Reason: To enable archaeological investigation of the site and to minimise or mitigate harm to remains of archaeological interest.</p>
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Informatives

<p>01</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>
<p>02</p>	<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>