

14 July 2016

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Agenda Item 6

Pages 1 – 28

**Garages at Basing Way, Land between 98 – 108 and 182 – 192 Basing Way, London, N3 3BP**

- Delete condition 4 (Construction and Method Statement). This is duplicated by condition 25.
- Amend condition 6: Change trigger from prior to commencement to prior to relevant phase of the development
- Amend condition 7: Change trigger from prior to commencement to prior to relevant phase of the development.
- Amend condition 12: Change trigger from prior to commencement to prior to relevant phase of the development.
- Amend condition 21: Change trigger from prior to commencement to No above ground works following demolition.
- Amend condition 23: Change the requirement that development shall be carried out in accordance with the submitted car parking layout plan.
- Amend condition 24: Change trigger from prior to commencement to prior to occupation of the development.
- Amend condition 17 (affordable housing) to read

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an

acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- An amended Daylight, Sunlight and Overshadowing assessment was provided to the Council on 12 July. This indicates that all adjoining properties would retain acceptable levels of light.

Additional comments received from objectors within Basing Way development.

- Concern that the development will harm the quality of life of residents
- Unclear where parking may occur during the course of the development given that it is already limited.
- The increase to the car park would harm the visual amenity of the area, given that the space is both car parking and green space.
- Concerns about asbestos from the garages becoming a contaminant.
- Construction works will be a disturbance to residents.
- The existing estate benefits from light, from wildlife and from open space which are all threatened by this development.
- The estate is one large, pleasant and functional community which would be undermined if new development goes ahead.

Officers response: These comments reflect the original comments made by the objector and it is considered that the report provides an appropriate response.

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Agenda item 7

Pages 29 – 56

**Elmshurst Crescent Garages, Land adjacent to 90 – 100 Elmshurst Crescent and 35 Pulham Avenue, London, N2 0LR**

- Amend conditions 6, 7 and 13: Change triggers from prior to commencement to prior to the relevant phase of the development.
- Amend condition 10: Change trigger from prior to commencement to prior to the above ground works following demolition.
- Substitute condition 16 with the following wording:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

*Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).*

Agenda item 8

Pages 57 - 76

**Land adjacent to 1 – 15 Warwick Close, Barnet, EN4 9SF**

- Amended site layout plans, elevations and floor plans have been provided indicating changes to window opening sizes, additional parking and re-orientation of pedestrian pavement around parking. Plans received on 14 July 2016
- Amended to condition 2 (approved plans) as follows:

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

15-290-02 D03-001 Rev A; 15-290-02 D03-002 Rev A; 15-290-02 D03-010 Rev A; 15-290-02 D03-011 Rev B; 15-290-02 D03-050 Rev B; 15-290-02 D03-051; 15-290-02 D03-100 Rev B; 15-290-02 D03-101 Rev B; 15-290-02 D03-200 Rev B; 15-290-02 D03-201 Rev B; 15-290-02 D03-202 Rev B; 15-290-02 D03-203 Rev A; 15-290-02 D03-204 Rev A; 15-290-02 D03-300 Rev A; 15-290-02 D03-301 Rev A; 15-290-02 D03-500 Rev A; Design and access statement (BPTW); Ecological Assessment (AGB Environmental); Land contamination assessment (AGB Environmental); Statement of Community Involvement (BPTW); Sunlight/daylight and overshadowing assessment (HTA); Sustainability Statement with energy statement (BBS Environmental); Transport Statement with parking survey (Campbell Reith); Tree survey/Arboricultural impact

assessment method statement (AGB Environmental); Utilities - site investigation report (Premier Energy Services).;

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012).

- Amend condition 12: Change trigger and requirement so that development is carried out in accordance with proposed car park layout plan.
- Amend condition 13: Change trigger from prior to commencement to prior to the relevant phase of the development commencing.
- Substitute condition 21 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

- Add new condition as follows:

Prior to the commencement of the relevant phase of the development, details of mechanical ventilation, extraction and filtration to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall be supported by an acoustic statement to ensure that noise and vibration levels both internally and externally from the development do not exceed background noise levels.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

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Agenda item 9

Pages 77 - 94

**Westbrook Crescent Garages, Barnet, EN4 9AP**

Substitute condition 17 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

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Agenda item 10

Pages 95 – 121

**Quinta Drive Garages, Barnet, EN5 3BW**

- Amend condition 7: Change trigger from prior to commencement of development to prior to the commencement of the relevant phase of the development.
- Remove conditions 18, 19 and 20. These conditions are not relevant to the development proposed.
- Substitute condition 24 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*

- (iii) *for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*

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Agenda item 10

Pages 122 – 152

**Ryecroft Crescent Garages EN5 3BP**

- Amend condition 6: Change trigger from prior to commencement of development to prior to the commencement of the relevant phase of the development.
- Remove conditions 15, 16 and 19. These conditions are not relevant to the development proposed.
- Substitute condition 23 with the following:

*No development shall commence until the arrangements to ensure that affordable housing as affordable rent (as defined by the National Planning Policy Framework Annex 2) is provided on site are submitted to and approved in writing by the Local Planning Authority by way of an affordable housing statement. The development shall be implemented in accordance with these details and be retained permanently as such thereafter. The statement shall provide:*

- (i) *that 100% of all housing units to be provided as affordable housing on site are to be occupied on an Affordable Rent tenure as defined in Annex 2 of the NPPF and any future guidance that replaces it;*
- (ii) *for the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- (iii) *for the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced*

*Reason: To ensure that affordable housing is provided on site in accordance with policy DM10 of the Adopted Barnet Development Management Policies 2012.*