

Location **31 Abbots Gardens London N2 0JG**

Reference: **16/7854/CON** Received: 12th December 2016
Accepted: 12th December 2016

Ward: East Finchley Expiry 6th February 2017

Applicant: Mr Immanuel Rubin

Proposal: Submission of details of condition 3 (Materials) 6 (Demolition,
Construction and Traffic Management Plan) 9 (Cycle Parking/Storage)
11 (Refuse) 12 (Enclosure) 13 (Levels) 14 (Landscaping) 18
(Basement Impact Assessment) pursuant to planning permission
16/1990/FUL dated 30/06/16

Recommendation: Approve

Informative(s):

1 The plans accompanying this application are:

- BASEMENT IMPACT ASSESSMENT (BIA) Ref: 16/25524-2 - 31 Abbots Gardens, London, N2 0JG - (dated October 2016)
- Desk Study & Maps - 31 Abbots Gardens, London, N2 0JG
- Structural Engineering Feasibility Report - 31 Abbots Gardens, London, N2 0JG - Ref: 16688/DO/mf by Halstead Associates (dated October 2016)
- Ground Movement Analysis - 31 Abbots Gardens, London, N2 0JG - Job Number 117002
- REPORT ON A PHASE 1 RISK ASSESSMENT Ref: 16/25524 - 31 Abbots Gardens, London, N2 0JG (dated October 2016)
- Letter from a drainage engineer co - B. J. Ford Limited - Independent Building Services Consulting Engineers (dated 28/02/2017)
- Email from Structural Engineer - Halstead Associates - dated 28/02/2017
- Letter from Geotechnical Engineer - Site Analytical Services - Ref: 16/2554
- Material Schedule for 31 Abbots Gardens, London, N2 0JG (dated December 2016)
- 'Demolition, Construction and Traffic Management Plan' - prepared by Kias Services Ltd concerning 31 Abbots Gardens, Barnet, London, N2 0JG (dated October 2016)
- Email from agent related to best practice for piling (dated 22/03/2017)
- PA-13
- PA-14
- PA -15.1
- PA - 15.2
- EX-02 Rev. 04
- EX-03 Rev. 02
- EX-04 Rev. 02

- EX-07 Rev. 02
- PA-01 Rev. 07
- PA-02 Rev. 07
- PA-03 Rev. 03
- PA-04 Rev. 05
- PA-06 Rev. 04
- PA-07 Rev. 06
- PA-08 Rev. 01

- 2 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. 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.
- 3 The developer is informed that hoarding or scaffolding on or abutting the public highway requires a licence. To make an application for a hoarding or scaffolding licence please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk

Officer's Assessment

1. Site Description

The application contains a semi-detached house that is located on the southern side of Abbots Gardens.

The application site is not located within a conservation area and nor does it contain a listed building.

2. Site History

Reference: 16/1990/FUL

Address: 31 Abbots Gardens, London, N2 0JG

Proposal: Demolition of existing semi-detached house and erection of a new two-storey semi-detached house with rooms in roof space and basement level. New rear terrace. Front and side lightwells.

Decision: Approved subject to conditions.

Decision Date: 30 June 2016

3. Proposal

Submission of details of Condition 3 (Materials), Condition 6 (Demolition, Construction and Traffic Management Plan), Condition 9 (Cycle Parking/Storage), Condition 11 (Refuse), Condition 12 (Enclosure), Condition 13 (Levels), Condition 14 (Landscaping), Condition 18 (Basement Impact Assessment) pursuant to planning permission 16/1990/FUL dated 30/06/16

4. Public Consultation

No consultation letters were sent to neighbouring properties as it is not standard practice to do so for an application for the submission of details of conditions.

5 objections were received in response. The objections related to Condition 18 (Basement Impact Assessment) and they concerned the following issues:

- There is concern that the proposed basement will affect the natural flow of ground water on the application site which could cause damage to neighbouring and adjoining properties. Further explanation is required about why the basement will not affect the flow of ground water.
- The area where the application site is located has issues with ground water and excess surface water, and gardens remain waterlogged following rainfall. The proposed basement and the associated excavation will only exacerbate this problem as the water will have to find a new path to flow away from the basement area blocking it.
- The Basement Impact Assessment identifies the likelihood of an Aquifer being present above the area where the basement excavation will be undertaken. Due to its proximity to neighbouring boundaries, is the aquifer likely to cause issues for neighbouring and adjoining properties?
- The ground water testing was carried out mainly at a time when the weather was fine and dry

which favours better results. If the test was undertaken in winter after a few days of heavy rain the results would not be as favourable. Are further tests required? Why/why not?

- What guarantee is there that the buildings works associated with the proposal will not cause neighbouring and adjoining properties to suffer subsidence or further ground water problems?

- Page 12 of the BIA states that it is unknown whether the semi-detached property that shares a party wall with the property on the application site has an existing basement. Why was it not investigated whether this property has an existing basement? If there was basement on this property, would this impact the direction of ground water flow?

- The principle of a basement extension on the application site was questioned. It needs to be established whether the High Court decision regarding basement extensions (December 2016) relates to the current application.

5. Policy Context

Relevant Development Plan Policies:

- Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.
- Relevant Development Management DPD (2012): Policies DM01, DM02, DM03, DM04, DM06, DM08, DM17.
- Residential Design Guidance SPD (October 2016)
- Sustainable Design and Construction SPD (October 2016)

6. Assessment

Condition 3

Condition 3 (Materials) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the buildings and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

A document entitled 'Material Schedule' for 31 Abbots Gardens, London, N2 0JG (dated December 2016) was submitted to demonstrate the details of the proposed materials for external surfaces.

The proposed materials are as follows:

- The front and side elevations of the approved dwellinghouse are to be constructed using stretcher bond brick which is the brick work used on the existing house on the application site.
- The rear elevation walls are to be finished with a smooth white render which match the existing house.
- All windows to the front and side elevations of the approved dwellinghouse are to be Upvc to match the existing house.
- All dormer windows of the approved dwellinghouse are to be finished with Polyester Powder Coated aluminium RAL 7026 (Granite Grey).
- The two projecting glazed feature windows of the development are to be clad with Polyester Powder Coated aluminium sheets RAL 7026 (Granite Grey). All fixings will have RAL 7026 (Granite Grey) to match.
- All doors to the front and side elevations of the development will be timber to match the adjoining property at No. 33 Abbots Gardens.
- All doors to the rear elevation of the development are to be Polyester Powder Coated aluminium RAL 7026 (Granite Grey).
- The roof of the approved dwellinghouse will be finished with roof tiles to match the existing house.
- The roof dormer cheeks and flat roof within the main roof are to be clad with Polyester Powder Coated aluminium sheets RAL 7026 (Granite Grey).

The proposed materials are not considered to appear incongruous on the application site and nor would they have negative impact on the character of the streetscene. For this reason the details of Condition 3 can be approved.

Condition 6

Condition 6 (Demolition, Construction and Traffic Management Plan) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

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. The development shall thereafter be implemented in full accordance with the details approved under this plan. The Plan submitted shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. 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;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. 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;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. Details of interim car parking management arrangements for the duration of construction;

x. 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.

A document titled 'Demolition, Construction and Traffic Management Plan' - prepared by Kias Services Ltd concerning 31 Abbots Gardens, Barnet, London, N2 0JG (dated October 2016) was submitted. Barnet's Highways Officers and Barnet's Environmental Health Officers assessed the document and there were no objections on highways or environmental health grounds. The Environmental Health Officer commented that the Council often receive complaints regarding piling so therefore it is required that the developer/applicant employs best practicable means and also notify nearby residents in advance of any piling. The agent agreed to the requirement related to piling in an email dated 22/03/2017. For these reasons the details of Condition 6 can be approved.

Condition 9

Condition 9 (Cycle Parking/Storage) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

Prior to first occupation, the development hereby approved shall make provision for cycle parking and cycle storage facilities in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority. Such spaces shall be permanently retained thereafter.

Reason: 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 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Drawing No. PA-13 and Drawing No. PA-01 Rev. 7 were provided to show the details of the cycle parking storage. 2 no. cycle parking spaces are required for the proposed dwellinghouse and the proposal provides 3 no. cycle parking spaces which exceeds the requirement.

Condition 11

Condition 11 (Refuse) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of

the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

Drawing No. PA-14 and PA-08 Rev.1 have been provided to demonstrate details of the waste and refuse storage facility.

The dwellinghouse requires the following waste and refuse provision:

- 1 no. 240 Litre general waste bin
- 1 no. 240 Litre dry recycling bin
- 1 no. 240 Litre garden waste bin
- 1 no. 23 Litre food waste recycling bin

The proposal provides adequate storage facilities for the required bins. The proposed enclosures provide adequate screening for the bins so that they do not have a negative impact on the character of the streetscene.

Condition 12

Condition 12 (Enclosure) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

- a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Drawing No. PA-14, Drawing No. PA-06 Rev. 4 and Drawing No. PA-15.2 have been provided to demonstrate the details of the means of enclosure, including boundary treatments. Due to their size, height, position and design, it is considered that the proposed means of enclosure would not appear incongruous on the application site and that they would not have negative impact on the character of the streetscene.

Condition 13

Condition 13 (Levels) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

- a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

To demonstrate the details of the level changes the following documents were submitted:

EX-02 Rev. 04 - Existing Ground Floor Plan
EX-03 Rev. 02 - Existing First Floor Plan
EX-04 Rev. 02 - Existing Second Floor Plan
EX-07 Rev. 02 - Existing Side Elevation and Section AA
PA-01 Rev. 07 - Proposed Lower Ground floor Plan
PA-02 Rev. 07 - Proposed Ground Floor Plan
PA-03 Rev. 03 - Proposed First Floor Plan
PA-04 Rev. 05 - Proposed Second Floor Plan
PA-07 Rev. 06 - Proposed Side Elevation and Section AA

There are no proposed level changes on the public highway. The proposed level changes are considered to be minor given the nature of the proposal.

Condition 14

Condition 14 (Landscaping) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) All work comprised in the approved scheme of landscaping shall be carried out 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, or commencement of the use.

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.

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 DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

The following documents were submitted to show details of the proposed hard and soft landscaping:

- Drawing No. PA -15.1
- Drawing No. PA-15.2
- Drawing No. PA-02 Rev. 7
- Material Schedule' for 31 Abbots Gardens, London, N2 0JG (dated December 2016)

The existing trees within the rear amenity space are to be retained. The proposed materials for the hard landscaping would not appear incongruous within the streetscene. It is considered that the proposed scheme of hard and soft landscaping would protect the visual amenity in the local area in accordance with DM01.

Condition 18

Condition 18 (Basement Impact Assessment) pursuant to planning permission 16/1990/FUL dated 30/06/16 states:

No development shall take place until a 'Basement Impact Assessment' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- Desktop study of existing geological and hydrological conditions of the site and the wider area in order to identify areas susceptible to instability (ground and water movement) and localised flooding this needs to be site specific
- Detailed engineering study undertaken by a chartered engineer/geologist to assess local ground conditions, water movement, subsidence and drainage including through the use of boreholes, potential impacts on adjoining/nearby properties
- Identify suitable construction methods and mitigation measures for developments which may affect the stability of the host and neighbouring buildings and/or nearby structures, and hydrology (at the site and within the area), without placing additional pressure on other areas or on the local combined sewer network
- Devise a method for monitoring local ground conditions, water movement, subsidence and drainage
- The Audit Instruction Form (Section B) (see below) sets out a helpful checklist of information normally required in a BIA and you are encouraged to complete it when preparing your BIA for submitting with your planning application

Reason: To safeguard the risk of flooding to the site and neighbouring properties in accordance with DM01 of the adopted Local Plan.

The following documents were submitted to provide the details to comply with this condition:

- BASEMENT IMPACT ASSESSMENT (BIA) Ref: 16/25524-2 - 31 Abbots Gardens, London, N2 0JG - (dated October 2016)
- Desk Study & Maps 31 Abbots Gardens, London, N2 0JG
- Structural Engineering Feasibly Report - 31 Abbots Gardens, London, N2 0JG - Ref: 16688/DO/mf (dated October 2016)
- Ground Movement Analysis - 31 Abbots Gardens, London, N2 0JG
- REPORT ON A PHASE 1 RISK ASSESSMENT Ref: 16/25524 - 31 Abbots Gardens, London, N2 0JG (dated October 2016)

- Letter from a drainage engineer co - B. J. Ford Limited - Independent Building Services Consulting Engineers Dated 28/02/2017
- Email from Structural Engineer - Halstead Associates - dated 28/02/2017
- Letter from Geotechnical Engineer - Ref: 16/2554 - Site Analytical Services

The Council's Building Control Officer assessed the submitted documents. It was noted that the neighbouring property already has a basement extension. It was commented that the proposed basement and the neighbour's basement combined together would form a barrier to any ground water but the details provided with the Basement Impact Assessment maintain that the amount of ground water flow on the site is minimal.

It should be noted that the requirement for a BIA for application 16/1990/FUL is above what the Council would normally require for this sort of development in accordance with the Sustainable Design and Construction SPD (October 2016), given that the site is within an area of clay. The BIA was requested through a condition in an attempt to address the concerns of local residents.

A response has been provided by the applicant to the objectors' concerns regarding the proposed basement. It should be noted that these concerns are not material planning considerations. The response to the concerns is as follows:

1. Whether future ground water monitoring is required

Three boreholes were undertaken as part of the ground investigation, with BH1 at the front of the property and BH2 and BH3 at the rear. BH1 only encountered a 0.6m thick layer of sand and gravel beneath 1.5m of made ground with the London Clay formation beneath the gravel. Both BH2 and BH3 encountered 0.6m and 0.7m of made ground then the London Clay. There was no superficial granular stratum present. According to geological mapping the site is located at the southern edge of the superficial Dollis Hill Gravel outcrop which occurs on an area of higher ground and much of the Dollis Hill Gravels outcrop is covered by the Lowestoft Formation. There are no superficial deposits present south of the Dollis Hill Gravel. Therefore, if the gravel is present beneath the property it is considered to be of a minimal thickness.

The property is situated on sloping ground with a fall of more than 2.5m from front to back. Plotting the reduced levels of the geological strata confirms that the property is located on the very edge of the Dollis Hill Gravel.

The desk study information also indicates that there are no groundwater abstractions within 1km of the site and it can be seen that the gravels do not intercept any watercourse.

Using this information would indicate that any groundwater, if present, would have only very low flow through the ground, if any. The flow direction if it is present, would be in a northerly direction, i.e. away from the property. Were the groundwater flow in a southerly direction then it is likely that there would a spring line along the southern side of the property. Based on the findings of the boreholes it is considered that the existing foundations for the property may already extend into the London Clay, certainly at the rear of the property. The London Clay will have very low permeability and is not considered an aquifer.

At the time of drilling the boreholes no water inflows/seepages were recorded, and the first monitoring visit, some three/four weeks after installation only recorded water in one of the

rear boreholes. The recorded water on the second visit is far more likely to be a result of water seepages into the installations from rainfall rather than groundwater.

Based on the above further groundwater monitoring is not going to provide any additional information that will affect the information already in hand. With respect to groundwater modelling the fact that two of the three boreholes did not encounter the aquifer then modelling is not likely to be possible as there is no aquifer in which to model groundwater.

2. Whether the proposed basement would exacerbate surface water problems on site

The apparent problems with surface water is considered to be a problem with the presence of the London Clay and/or issues with the drainage system itself. The clay will inhibit free drainage of water. As stated above the existing house foundations may be within the London Clay, i.e. they already creating a barrier, so the installation of a basement is extremely unlikely to exacerbate this. Additionally, the thickness of gravel present at the front of the property is small and will be offering very limited drainage.

3. Whether the aquifer is a concern to local residents

A number of comments refer to the aquifer. This matter is addressed in section 6.2 of the Basement Impact Assessment (BIA). As noted in the report, the largely granular River Terrace Gravel means the natural flow of groundwater below the site will be able to continue around the new basement. The report goes on to state that the Camden GHHS notes that even extensive excavations for basements in the City of London have not caused any serious issues regarding damming groundwater flow, with groundwater simply finding an alternative route. As such, the BIA concludes that the basement at No. 31 Abbots Gardens would not result in a significant change to the ground water flow regime in the vicinity of the development.

Furthermore, there is only a very small portion of the secondary aquifer encountered towards the front of the property, with a large non-aquifer below the majority of the property. The groundwater affected will be minimal.

It is also relevant to note that groundwater does not penetrate into London Clay formation (predicted to be found over the majority of the site) which is classified as aquiclude. Consequently, replacing the London clay with a basement structure will have no impact on ground water or surface water flow.

The proposal will incorporate a Sustainable Urban Drainage System (SUDS), which is designed for the water collection, attenuation and safe discharge of surface water falling onto the application site. Surface water is to be collected from roofs and paved areas via a series of gutters pipes channels and outlets. A network of underground pipework is to be designed for the safe discharge into suitably sized storm water attenuation tanks to be located to the front and rear of the site. These tanks are for the purpose and are of a cellular nature and installed in situ and wrapped in geotextile with bio-filtration under vehicular areas as required. Some infiltration into the substrate is expected but deemed minimal and cannot be quantified.

4. The Basement at No. 33 Abbots Gardens

No. 33 Abbots Gardens shares a party wall with the application site and it has a basement which was constructed some 8 years ago. The BIA has been prepared following bore hole testing and associated monitoring. The authors of the report are aware of the basement at

No. 33 Abbots Gardens. The presence of the neighbouring basement has been accounted for in relation to the ground movement assessment as its existence influences the movements predicted.

The basement at No. 33 Abbots Gardens is offset from the party wall line by around 1m with the party wall foundation level, it is expected, retained at its existing higher level. In introducing the basement to the development and by underpinning the party wall and the foundations are to be extended to a level similar to that of the neighbouring property. As such there will be negligible differential settlement.

The development approved under application 16/1990/FUL will be subject to Party Wall Agreements and Building Regulations which offer further control to matters relating to drainage, structural integrity and ground movement.

It is considered by the Council that sufficient information has been submitted to approve the details of Condition 18.

7. Response to Public Consultation

The concerns expressed regarding the impact of the basement and the content of the BIA have been addressed elsewhere in the report.

The response to the concerns about the principle of the basement extension is as follows:

Permission was granted for a replacement dwellinghouse, including a basement, under application 16/1990/FUL. The current application is to approve the details of conditions for 16/1990/FUL rather than an opportunity to re-examine the principle of a basement extension. Some of the objectors referred to a High Court Decision regarding basement extensions (December 2016) and expressed a view that this may influence the approved basement extension at No. 31 Abbots Gardens. It should be noted that this judgment related to basement extensions and permitted development rights. The basement extension at No. 31 Abbots Gardens is not being constructed under permitted development rights, instead it benefits from express planning permission. For this reason the High Court decision is of no relevance to the consideration of this current application.

8. Conclusion

It is considered that sufficient information has been submitted to approve Condition 3 (Materials), Condition 6 (Demolition, Construction and Traffic Management Plan), Condition 9 (Cycle Parking/Storage), Condition 11 (Refuse), Condition 12 (Enclosure), Condition 13 (Levels), Condition 14 (Landscaping), and Condition 18 (Basement Impact Assessment) pursuant to planning permission 16/3462/FUL dated 05/10/16.

Site Location

