

Location **1069 Finchley Road London NW11 0PU**

Reference: **17/2924/CON**

Received: 8th May 2017

Accepted: 8th May 2017

Ward: Garden Suburb

Expiry 3rd July 2017

Applicant: Daniel Netzer

Proposal: Submission of details of condition 19 (Construction Management and Logistics Plan) pursuant to planning permission 16/7565/FUL dated 04/05/17

Recommendation: Approve

RESOLVED that the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

Informative(s):

- 1 The plans accompanying this application are: Construction Management and Logistics Plan Rev 2.
- 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. A pre-application advice service is also offered. 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 a gantry on or abutting the public highway requires a licence. To make an application for a gantry licence please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licences or email highwayscorrespondence@barnet.gov.uk.
- 4 The applicant is advised that Finchley Road is a Traffic Sensitive Road; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to

the optimum route(s) for construction traffic and the Development and Regulatory Services should be consulted in this respect.

- 5 The applicant is advised that the development is located on or will have an impact on the Strategic Road Network (SRN)/Transport for London Road Network (TLRN). The Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.

Officer's Assessment

1. Site Description

The site is a terraced building on the west side of Finchley Road, previously accommodating the Police Station, within the Garden Suburb Ward. The building is two storeys with additional roof accommodation within a large mansard roof at two more storeys. The building features larger parapet walls to either side. To the rear, the building steps down to three storeys with basement. There is also a detached two storey block to the rear close to dwellings on Temple Gardens.

At the rear of the site, consent has been granted for a five storey building to facilitate 9no self-contained flats under reference 15/07709/FUL. At the time of the site visit, building works had not started, however conditions pursuant to the development have been discharged.

The building is not listed nor does it lie within a conservation area, however the building does make a positive contribution to this section of the Town Centre and is adjacent to the Hampstead Garden Suburb Conservation Area.

2. Site History

Reference: 16/7565/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Proposal: Partial demolition of the existing building, erection of new rear extensions and refurbishment incorporating change of use to comprise office space at ground floor level and 6no. self-contained flats on the upper levels . Associated 10no. cycle parking spaces, refuse/recycling provision and amenity space. Relocation of entrance, new fenestration at front and front rooflights

Decision: Approved following legal agreement.

Decision Date: 04 May 2017

The applicant has submitted details relating to other conditions which have been reviewed by the Local Planning Authority as part of separate applications.

3. Proposal

The application is for the submission of details of condition 19 (Construction Management and Logistics Plan) pursuant to planning permission 16/7565/FUL dated 04/05/17.

The planning application was approved by the Finchley and Golders Green Area Planning Committee on the 9th March 2017 subject to completion of a Legal Agreement and the decision was issued on the 4th May 2017.

Following discussion of the item at the Committee meeting, members requested that if officers were to recommend approval of the Construction Management Plan, details of this condition should be referred to the Committee for assessment.

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.

The Council's Highways and Environmental Health teams were consulted and both teams reviewed the Construction Management and Logistics Plan. The comments from Highways and Environmental Health are discussed in detail below.

5. Policy Context

Relevant Development Plan Policies:

- Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS9, CS13, CS14, CS15.
- Relevant Development Management DPD (2012): Policies DM01, DM02, DM04, DM17.
- Residential Design Guidance SPD (October 2016)
- Sustainable Design and Construction SPD (October 2016)

6. Assessment

Condition 19

Condition 19 (Construction Management and Logistics Plan) pursuant to planning permission 16/7565/FUL dated 04/05/17 reads as follows:

"No site works or works on this development including demolition or construction work shall commence until a Demolition and Construction Management and Logistics 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 Demolition and Construction Management and Logistics 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. access, 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.
- xi. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and

measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

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 polices 5.3, 5.18, 7.14 and 7.15 of the London Plan."

A document titled 'Construction Management and Logistics Plan' concerning 1069 Finchley Road, NW11 0PU revision 2 (received by the Local Planning Authority 3rd July 017) was submitted as supporting information with the application.

Barnet's Highways Officers and Barnet's Environmental Health Officers assessed the document and, following clarifications within the document, there were no objections on highways or environmental health grounds.

The Environmental Health Officer required clarification on the following from the applicant :

- Confirmation that all Non Road Mobile Machinery (NRMM) will comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 and proof within the contractor's specification that all NRMM will be registered on the local government website. This was agreed.
- Confirmation of whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation. The applicant confirmed that a mobile crusher will not be used on site.
- Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed, contact details on hoarding and confirmation that bonfires would not be permitted on the site. The applicant agreed with all the above.

In light of the above, in particular confirmation that the applicant employs best practicable mean to minimise the disturbance to neighbouring occupiers, Environmental Health officers recommend approval of the details provided for this condition.

As part of their assessment, Highways officers have engaged in formal discussions with the agent to minimise the disruption to local Highways. It is also noted that the proposed site lies within a Strategic Road Network and therefore TfL must be informed of the application by the applicant; this has been added as an informative.

In addition, Highways officers required the following clarification from the applicant, which has been included in the amended CMP:

- Use of a banksman on all deliveries.
- BT box on the corner of the vehicular entrance to the site will need to be plated as protection from delivery vehicles mounting the pavement.
- Deliveries are to be planned so that vehicles do not have to wait along Finchley High Road to be admitted into the site, as this would cause disruptions to road users and local businesses.

In addition, the applicant must apply for a gantry licence; details of this have been added as an informative. A bond to cover any damage caused to the footway must be provided by the applicant. This is fully refundable upon completion of the works, should there be no damage caused to the footway. Finally, a condition survey will be required to be

undertaken prior to the commencement of the works to ascertain the existing state of the footway; an informative has been added to the recommendation.

Highways officers also recommend approval of the details provided for this condition.

7. Response to Public Consultation

N/A

8. Conclusion

It is considered that sufficient information has been submitted to approve Condition 19 (Demolition, Construction and Traffic Management Plan) pursuant to planning permission 16/7565/FUL dated 04/05/2017.

