

LOCATION: Colindale Gardens (formerly Peel Centre), Aerodrome Road, NW9 5JE

REFERENCE: 17/2564/RMA

Received: 20 April 2017

Accepted: 11 May 2017

WARD(S): Colindale

Expiry: 10 August 2017

APPLICANT: Redrow Homes Limited

PROPOSAL: Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phases 2A, 2B and 2C of the Colindale Gardens (Former Peel Centre) development pursuant to outline planning permission reference H/04753/14 dated 23/12/2015 as amended by S73 Application 16/7836/S73 dated 05/05/17, involving the erection of 483 units in the form of 42 studios, 136 x 1 bedroom, 203 x 2 bedroom, 98 x 3 bedroom and 4 x 4 bedroom, together with details to discharge the requirements of conditions 55 and 56.

RECOMMENDATION 1: Approve Subject to Conditions

- 1 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Proposed General Arrangement Level -01 Basement (Dwg No. 16035-01-AP-0010-000 Rev P01)
 - Proposed General Arrangement Level 00 (Dwg No. 16035-01-AP-0010-001 Rev P01)
 - Proposed General Arrangement Level 01 (Dwg No. 16035-01-AP-0010-002 Rev P01)
 - Proposed General Arrangement Level 02 (Dwg No. 16035-01-AP-0010-003 Rev P01)
 - Proposed General Arrangement Level 03 (Dwg No. 16035-01-AP-0010-004 Rev P01)
 - Proposed General Arrangement Level 04 (Dwg No. 16035-01-AP-0010-005 Rev P01)
 - Proposed General Arrangement Level 05 (Dwg No. 16035-01-AP-0010-006 Rev P01)

- Proposed General Arrangement Level 06 (Dwg No. 16035-01-AP-0010-007 Rev P01)
- Proposed General Arrangement Level 07 (Dwg No. 16035-01-AP-0010-008 Rev P01)
- Proposed General Arrangement Level 08-10 (Dwg No. 16035-01-AP-0010-009 Rev P01)
- Proposed General Arrangement Level 11 (Dwg No. 16035-01-AP-0010-010 Rev P01)
- Proposed General Arrangement Level 12-13 (Dwg No. 16035-01-AP-0010-011 Rev P01)
- Proposed General Arrangement Level 14 (Dwg No. 16035-01-AP-0010-012 Rev P01)
- Proposed General Arrangement Level 15 (Dwg No. 16035-01-AP-0010-013 Rev P01)
- Proposed General Arrangement Roof Plan (Dwg No. 16035-01-AP-0010-014 Rev P01)
- Proposed Block E Layout Level -01 (Dwg No. 16035-E-AP-0010-001 Rev P01)
- Proposed Block E Layout Level 00 (Dwg No. 16035-E-AP-0010-002 Rev P01)
- Proposed Block E Layout Level 01 (Dwg No. 16035-E-AP-0010-003 Rev P01)
- Proposed Block E Layout Level 02-04 (Dwg No. 16035-E-AP-0010-004 Rev P01)
- Proposed Block E Layout Level 05 (Dwg No. 16035-E-AP-0010-005 Rev P01)
- Proposed Block E Layout Level 06 (Dwg No. 16035-E-AP-0010-006 Rev P01)
- Proposed Block E Layout Level 7-10 (Dwg No. 16035-E-AP-0010-007 Rev P01)
- Proposed Block E Layout Level 11 (Dwg No. 16035-E-AP-0010-008 Rev P01)
- Proposed Block F Layout Level -01 (Dwg No. 16035-F-AP-0010-001 Rev P01)
- Proposed Block F Layout Level 00 (Dwg No. 16035-F-AP-0010-002 Rev P01)
- Proposed Block F Layout Level 01 (Dwg No. 16035-F-AP-0010-003 Rev P01)
- Proposed Block F Layout Level 02-04 (Dwg No. 16035-F-AP-0010-005 Rev P01)
- Proposed Block F Layout Level 05 (Dwg No. 16035-F-AP-0010-005 Rev P01)
- Proposed Block F Layout Level 06 (Dwg No. 16035-F-AP-0010-006 Rev P01)
- Proposed Block F Layout Level 07 (Dwg No. 16035-F-AP-0010-007 Rev P01)
- Proposed Block F Layout Level 8-13 (Dwg No. 16035-F-AP-0010-008 Rev P01)

- Proposed Block F Layout Level 14 (Dwg No. 16035-F-AP-0010-009 Rev P01)
- Proposed Block F Layout Level 15 (Dwg No. 16035-F-AP-0010-010 Rev P01)
- Proposed Block G Layout Level 00 (Dwg No. 16035-G-AP-0010-001 Rev P01)
- Proposed Block G Layout Level 01 (Dwg No. 16035-G-AP-0010-002 Rev P01)
- Proposed Block G Layout Level 02 (Dwg No. 16035-G-AP-0010-003 Rev P01)
- Proposed Block G Layout Level 03 (Dwg No. 16035-G-AP-0010-004 Rev P01)
- Proposed Block G Layout Level 04 (Dwg No. 16035-G-AP-0010-005 Rev P01)
- Proposed Block G Layout Level 05 (Dwg No. 16035-G-AP-0010-006 Rev P01)
- Proposed Block G Layout Level 06 (Dwg No. 16035-G-AP-0010-007 Rev P01)
- Proposed Masterplan Elevations Sheet 01 (Dwg No. 16035-01-AP-0020-001 Rev P01)
- Proposed Masterplan Elevations Sheet 02 (Dwg No. 16035-01-AP-0020-002 Rev P01)
- Plot E Elevations E1, E2 (Dwg No. 16035-E-AP-0020-001 Rev 01)
- Plot E Elevations E3, E4 (Dwg No. 16035-E-AP-0020-002 Rev 01)
- Plot E Sections S1, S2 (Dwg No. 16035-E-AP-0030-101 Rev 01)
- Plot E Sections S3-S6 (Dwg No. 16035-E-AP-0030-102 Rev 01)
- Plot F Elevations E1, E2 (Dwg No. 16035-F-AP-0020-001 Rev 01)
- Plot F Elevations E3, E4 (Dwg No. 16035-F-AP-0020-002 Rev 01)
- Plot F Sections S1, S2 (Dwg No. 16035-F-AP-0030-101 Rev 01)
- Plot F Sections S3, S4 (Dwg No. 16035-F-AP-0030-102 Rev 01)
- Plot G Elevations (Dwg No. 16035-G-AP-0020-01 Rev 01)
- Residential Overview Accommodation Schedule (dated 31.03.2017) Revision P01
- Plot E Residential Accommodation Schedule (ref: 16035-SCH-007) (dated 31.03.2017)
- Plot F Residential Accommodation Schedule (dated 31.03.2017) (ref: 16035-SCH-008) (dated 31.03.2017)
- Plot G Residential Accommodation Schedule (dated 31.03.2017) (ref: 16035-SCH-009) (dated 31.03.2017)

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

INFORMATIVE(S):

- 1 The applicant is reminded that the conditions and planning controls in hybrid planning permission H/04753/14, as amended by permissions 16/5050/S73 and 16/7836/S73 (dated 5th May 2017), are still relevant and must be complied with. There are also conditions that require to be discharged prior to the commencement and occupation of the development.

RECOMMENDATION 2

That the Committee grants delegated authority to the 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)

1. BACKGROUND TO THE APPLICATION

On 23rd December 2015, the 'original' hybrid planning permission (Ref: H/04753/14) was granted for the phased comprehensive redevelopment of part of the former Peel Centre site (now known as 'Colindale Gardens'), with minor material amendments to Blocks P & Q granted on 5th December 2016 (Ref: 16/5050/S73) and minor material amendments to Blocks H, J, K and M granted on 5th May 2017 (Ref: 16/7836/S73) ('the hybrid planning permission').

The redevelopment of the site will comprise the construction of 2,900 new homes and associated development, the creation of new public open space and the provision of a new primary school. It was granted subject to 60 conditions and a Section 106 agreement.

The development was designed as part of a masterplan and will be constructed in three development stages, each comprising a number of 'phases'.

The application was granted in hybrid form. Full planning permission was granted for part of the development comprising Development Stage 1, with outline planning permission (with all matters reserved except access) granted for Development Stages 2 and 3.

All site-wide pre-commencement conditions have been approved and this application seeks reserved matters approval for Phases 2A, 2B and 2C of the Hybrid Consent.

2. MATERIAL CONSIDERATIONS

2.1 Hybrid Planning Permission Controls

The details of a reserved matters application should be in general accordance with the relevant controls within the hybrid planning permission.

- The outline components of the hybrid planning permission, which define the Specified Parameters of the Proposed Development within the following three Primary Control Documents:
 - Development Schedule, Revision 5 (December 2016)
 - A set of Parameter Plans
 - Design Principles Document (June 2015)
- Details approved pursuant to conditions attached to the hybrid planning permission; and
- Requirements of conditions attached to the hybrid planning permission.

It is noted that the intention of Condition 1 of the hybrid planning permission, where it states “unless otherwise agreed”, is to allow deviations from the Primary Control Documents to be approved in circumstances where they are justified and acceptable from a planning perspective

The Approved Plans and Documents

The following plans and documents were approved at the outline stage:

- **Development Schedule, Revision 5 (December 2016) ('PCD 5')** – this sets out the type (uses) and quantity of development that could be provided within each of the Development Zones (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix;
- A set of **Parameter Plans** – these define the extent of the proposed routes, spaces and buildings against allowable deviations/tolerances. Each of these component parts is identified as a Development Zone which is identified by a letter (e.g. Development Zone A) or a number (e.g. Public Space 1). The Parameter Plans are as follows:
 - Proposed Development Zones Plan (Dwg No. 1735-FCB-SITE 0102-P2)
 - Access and Circulation Plan (Dwg No. 1735-FCB-SITE 0103-P2)
 - Landscape Treatment Plan (Dwg No. 1735-FCB-SITE 0104-P2)
 - Ground Floor Frontages Plan (Dwg No. 1735-FCB-SITE 0105-P2)
 - Development Zones – Horizontal Limits of Deviation (Dwg No. 1735-FCB-SITE 0106-P3)
 - Proposed Site Levels and Vertical Limits of Deviation (Dwg No. 1735-FCB-SITE 0107-P2)

- Development Zones and Maximum Heights (Dwg No. 1735-FCB-SITE 0108-P5)
- Proposed Site Basement Levels and Limit of Deviation (Dwg No. 1735-FCB-SITE 0109-P2)
- **Design Principles Document (June 2015) ('DPD')** – this provides overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape/public realm and routes.

The application was subject to an Environmental Impact Assessment (EIA). The consent is therefore bound by the EIA Regulations.

Informative Conditions

The hybrid planning permission is subject to 60 conditions. This includes a number of informative-type conditions, with which reserved matters applications should accord.

Details Approved Pursuant to Conditions

Following the grant of the hybrid planning permission, a number of documents/plans/strategies have been approved by the LPA in order to discharge the requirements of conditions attached to the permission. This establishes a further layer of approved detail. Accordingly, reserved matters applications should be in accordance with details approved pursuant to the following conditions:

- Condition 4 – Phasing (Site-Wide);
- Condition 15 – Site-Wide Car Parking Management Strategy (Site-Wide);
- Condition 27 – Energy Statement (Site-Wide) – approved post-submission;
- Condition 29 – Rainwater Feasibility Study (Site-Wide);
- Condition 51 – Tree Protection Measures (Stages 1 and 2);
- Condition 52 – Arboricultural Method Statement (Stages 1 and 2); and
- Condition 53 – Trees and Service Plan (Stages 1 and 2).

2.2 The Development Plan

Where the approved plans/documents/conditions outlined above are silent on a particular matter/detail (i.e. it has not yet been approved) then regard should be had to the planning policy framework affecting the site. In instances of conflict between the approved plans/document and the development plan, greater weight should be given to the approved plans/strategies.

The London Plan (March 2016)

The London Plan (consolidated with alterations since 2011) was adopted in March 2016 and is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004).

Policies within the London Plan that are relevant to this application include: 2.13 (Opportunity Areas and Intensification Areas); 3.3 (Increasing Housing Supply); 3.4 (Optimising housing potential); 3.5 (Quality and design of housing developments); 3.6 (Children and Young People's Play and Informal Recreation Facilities); 3.7 (Large Residential Development); 3.8 (Housing Choice); 3.9 (Mixed and balanced communities); 5.11 (Green roofs and development site environs); 6.9 (Cycling); 6.10 (Walking); 6.13 (Parking), 7.1 (Building London's neighbourhoods and communities), 7.2 (An inclusive environment), 7.3 (Designing out crime), 7.4 (Local character), 7.5 (Public Realm), 7.6 (Architecture), 7.7 (Location and design of tall and large buildings); 7.8 (Heritage Assets and Archaeology), 7.15 (Reducing noise and enhancing soundscapes), 7.19 (Biodiversity and Access to Nature).

The site forms part of a 262ha area designated as an 'Opportunity Area' (Colindale/Burnt Oak) in the London Plan (2016), which is identified as having capacity to accommodate a minimum of 12,500 homes and 2,000 jobs in the current plan period. London Plan Policy 2.13 encourages development at Opportunity Areas, to exploit their public transport accessibility and potential for increases in residential, employment and other uses, through higher densities and more mixed and intensive use.

Barnet Local Plan

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD) adopted in September 2012 and the Colindale Area Action Plan adopted in March 2010.

Colindale Area Action Plan (March 2010)

The CAAP establishes a detailed, area-specific policy basis to guide the redevelopment of the Colindale and Burnt Oak Opportunity Area, and is, accordingly, the principal planning policy document of relevance to the application site.

The AAP promotes the Colindale area as a major focus for the creation of new homes, jobs, a new neighbourhood centre and supporting infrastructure. It breaks the area up into a series of 'corridors', where area-specific policies apply. Those of relevance to the application site include:

- The western part of the site falls within the 'Colindale Avenue Corridor of Change', where redevelopment for a mix of uses to include a new

neighbourhood centre (including foodstore) together with high density housing is supported.

- The central and eastern parts of the Site lie within the 'Aerodrome Road Corridor of Change' and are identified as part of a wider area allocated for a mix of medium-high density housing, student housing, employment uses (including the retention of the Metropolitan Police), a primary school and a park.
- The application site traverses both corridors of change.

Policies that are relevant to this application include: 2.0 (Colindale Opportunity Area); 3.1 (Improving connectivity in Colindale); 3.2 (Walking and Cycling); 3.5 (Parking); 4.1 (Colindale Avenue Corridor of Change); 4.2 (Aerodrome Road Corridor of Change); 5.1 (Urban Design in Colindale); 5.3 (Building Heights); 5.5 (Open Space and Biodiversity in Colindale); and 7.1 (Housing in Colindale).

Core Strategy (September 2012)

Policies that are relevant to this application include: CS NPPF (National Planning Policy Framework – Presumption in Favour of Sustainable Development), CS1 (Barnet's place shaping strategy), CS3 (Distribution of growth in meeting housing aspirations), CS4 (Providing Quality Homes and Housing Choice in Barnet), CS5 (Protecting and Enhancing Barnet's Character to Create High Quality Places), CS7 (Enhancing and Protecting Barnet's Open Spaces), CS9 (Providing safe, effective and efficient travel), CS12 (Making Barnet a Safer Place).

The Core Strategy identifies Colindale as a 'Regeneration Area' accommodating four 'Corridors of Change' the most relevant being Colindale Avenue and Aerodrome Road (consistent with the AAP).

Development Management Policies DPD (September 2012)

The Development Management Policies document provides the borough-wide planning policies that implement the Core Strategy. These policies are used for day-to-day decision making.

The relevant policies for the consideration of this application include: DM01 (Protecting Barnet's Character and Amenity); DM02 (Development Standards); DM03 (Accessibility and Inclusive Design); DM05 (Tall Buildings); DM08 (Ensuring a variety of sizes of new homes to meet housing need).

2.3 National Planning Policy (March 2012)

On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF also states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a 'presumption in favour of sustainable development', unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

2.4 Public consultation and other views expressed

Public Consultation

Letters were sent out to 988 addresses on the 11th May 2017. As a result of this consultation, two letters of representation were received of which one was neutral and one objected to the proposal. The single objection received reads:

I have lived in Colindale for the last 28 years and moved here due to the open space, children's play area, schools and other facilities. It was a very clean calm and peaceful area but has changed dramatically since the increased building of flats and houses. I strongly object to any further development in and around the Colindale area. The area around Graham park all the way to the ASDA store is now overpopulated, congested and looks like a concrete jungle. Further concentration of people in this area will definitely put an increased burden and pressure on the drainage from houses, traffic on roads, rubbish and cleanliness. Further development may also impact hospitals, fire services, Surgeries, dentists and schools. I do not want any further houses/flats being built in Colindale or the surrounding areas.

Officer's response:

The principle of the development has already been agreed under hybrid planning permission H/04753/14, as amended by permissions 16/5050/S73 and 16/7836/S73 (dated 5th May 2017). It is also noted that in addition to housing the new development would provide a new Neighbourhood Centre, a health care centre for 3 GPs (510-1,100m²) and education facilities (a 3 form entry primary school, plus 400m² of nursery space), as well as access to 4 hectares of new public open spaces and provision of outdoor leisure and recreation opportunities.

With regard to investment in local infrastructure, the hybrid planning permission secured Section 106 contributions totalling £14.8 million, including £11.28 million towards Colindale tube station and £2.6 million for public realm and pedestrian/cycle link improvements. The development also provides a CIL payment in excess of £28.5 million to the Borough, and a Mayoral CIL payment of £9.45 million, towards necessary infrastructure.

Internal/External and Other Consultations:

LB Barnet: Traffic and Development

No objections raised subject to details regarding temporary parking facilities and car parking management, the details of which will need to be submitted pursuant to the discharge of conditions attached to the outline consent.

Scientific Services

No Objections

TfL Borough Planning

Having reviewed the submitted documents TfL has the following comments

180 parking spaces are proposed overall with 92 spaces in Block E, 48 spaces in Block F and 40 spaces in Block G. The proposed quantum of parking is consistent with the parking ratio of 0.68 set out in the Section 106 agreement for Stage 2. The submitted basement and groundfloor plans show different car parking figures from the quantum stated in the Transport assessment which should be clarified.

50 Blue Badge spaces are proposed with 17 in Block E, 19 in Block F and 14 in Block G which TfL has no objection to. Blue Badge parking will be located on the ground floor or basement and the applicant should clarify the dimensions of each Blue Badge space.

The location and quantum of Electric Vehicle Charging Points (EVCPs) for each block should be identified on the plans.

The applicant proposes 788 cycle spaces which complies with London Plan standards and is welcomed. The design of parking is generally acceptable however the applicant should clarify the widths of all doors used to access cycle parking. London Cycling design Standards recommend a minimum door width of 2m to allow a rider and cycle to pass through a door at the same time.

The applicant should pay the bus service contribution as outlined in the Section 106 agreement.

Given the above requests being met, TfL has no further comment.

Network Rail

Network Rail has no observations to make

3. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

3.1 Site Description and Surroundings

This application site submitted for assessment comprises the land in Phases 2A (Development Zone E), 2B (Development Zone F) and 2C (Development Zone G) within Development Stage 2 of the outline consent, as defined on the site-wide Phasing Plan approved pursuant to Condition 4 of the hybrid planning permission.

The wider Colindale Gardens site extends to 20.35 hectares and is located in Colindale. It is located approximately 14.5 kilometres (9 miles) northwest from Central London and 17 kilometres (10.5 miles) south east of Watford. The site to which this application relates extends to approximately 2.74 hectares and is located centrally within the Colindale Gardens site.

The site is bounded by Aerodrome Road and the Metropolitan Police training facility to the north, Development Zones C and D approved in Outline to the west, Development Zones H, J and K to the east and the London Underground Northern Line to the south.

The surrounding development is largely residential interspersed with other uses. The building stock is of various ages, from low-scale 1930s housing stock through to modern high density flat developments. The Colindale area is undergoing significant physical change with a number of developments under construction or planned. To the north of the Site is the Beaufort Park development which is a modern flatted development of over 3,000 homes in buildings up to 18 storeys, and the Middlesex University Student accommodation at Platt Halls located to the north west of the Site. Beyond these are the RAF Museum and the Grahame Park Estate which is currently undergoing redevelopment in the area north of Grahame Park Way. To the south, beyond the Northern Line are Colindale Park, Silk Stream, Rushgrove Park and low scale 1930s suburban residential streets and the A41. Tall buildings have also been approved as part of the Grahame Park development, as well as other nearby developments, including the recently completed redevelopment of the former Colindale Hospital site (3-10 storeys), the Station House student accommodation development (7-18 storeys) and the former British Newspaper Library site (4-11 storeys).

3.2 Description of Proposal

This proposal seeks approval of matters reserved under the hybrid planning permission (layout, scale, appearance and landscaping) to develop Phases 2A (Development Zone E), 2B (Development Zone F) and 2C (Development Zone G) within Development Stage 2 at Colindale Gardens.

The proposed layout shows Plots E, F and G arranged around the central landscape feature of Garden Square West.

Plot E comprises buildings lining the northern edge of the square. To the south of the square fronting the primary axial route (Lismore Boulevard) through the site are Plots F and G.

Plot F is comprised of a series of buildings arranged around a central courtyard. Its northern extent fronts onto Garden Square West. Its eastern, western and southern extents front tertiary routes between Blocks D and G and the southern community gardens.

Plot G is also a series of buildings arranged around a courtyard garden. Again, the northern extent fronts onto Garden Square West, whilst to the west, the buildings front onto the tertiary streets. To the south and to the east, the Plot is lined with a series of townhouses.

The buildings forming each plot are entirely residential in use. They are supported by ancillary functions including car parking, cycle storage, plant space, refuse storage and residential lobbies. Dwellings are also provided with private amenity space in the form of balconies, terraces and gardens.

Housing

Amount and Mix

The proposal comprises a mix of studios, and 1, 2, 3, and 4 bedroom units providing a total of 483 dwellings as follows:

- 42 x studios
- 136 x one bed dwellings
- 203 x two bed dwellings
- 98 x three bed dwellings
- 4 x four beds dwellings

The above includes the following mix on per block:

Block E:

- 17 x studios
- 33 x one bed dwellings
- 80 x two bed dwellings
- 35 x three bed dwellings

Total: 165 units

Block F:

- 10 x studios
- 62 x one bed dwellings
- 78 x 2 bed dwellings
- 36 x three bed dwellings

Total: 186 units

Block G:

- 15 x studios
- 41 x one bed dwellings
- 45 x two bed dwellings

- 27 x three bed dwellings
- 4 x four bed dwellings

Total: 132 units

Tenure

The application comprises 100% private housing.

Car Parking

The proposal comprises the provision of 230 car parking spaces as follows:

Plot E

- 79 standard spaces in the basement
- 17 accessible spaces in the basement
- 13 standard spaces on plot at-grade

Total: 109 spaces

Plot F

- 30 standard spaces in the basement
- 19 accessible spaces in the basement
- 18 standard spaces on plot at-grade

Total: 67 spaces

Plot G

- 40 standard spaces on plot at-grade
- 18 accessible spaces on plot at-grade

Total: 58 spaces

3.3 Planning Application Specification

Matters/Details for which Approval is sought

The supporting 'Application Drawing Booklet' contains the plans submitted for approval as part of this application. These cover the details necessary to secure approval of matters of layout, scale, appearance, and landscaping in respect to Phases 2A, 2B and 2C. These plans are supplemented by supporting documentation that justifies compliance/deviations to the plans/documents approved at the outline stage.

The scope of this submission was agreed with the LPA as part of pre-application discussions.

Supporting Documents/Plans Submitted

The following documents are submitted in support of this application:

- Planning Statement;
- Design Statement;
- Light Within Report for Daylight/Sunlight;
- Transport Statement Addendum; and
- Environmental Statement Addendum.

The following documents are submitted for information or illustrative purposes only:

- Revised Development Schedule, Revision 6 (dated April 2017);
- The Landscape Details Booklet. This booklet includes illustrative details of landscaping across Plots E, F and G. An application to discharge details pursuant to Condition 11 of the hybrid planning permission will be submitted subsequently and comprise the final landscaping details; and
- The Material Details Booklet. This booklet includes illustrative details of the materials across Plots E, F and G. An application to discharge details pursuant to Condition 22 of the hybrid planning permission will be submitted subsequently and comprise the final material details).

4. PLANNING CONSIDERATIONS

4.1 The Principle of Development

The principle of redeveloping this land has been established by the hybrid planning permission. The hybrid planning permission specifically allows the development to be brought forward in a series of phases.

A site wide Phasing Plan (ref. Red-Col_Build-Phs-01 Rev 3.1) was approved pursuant to the discharge of Condition 4 of the hybrid planning permission which divides the site into three Development stages, a number of phases within those development stages and references the development zones/blocks relating to each phase. It defines the broad extent of each phase, and sets out the sequence (and approximate timing) in which phases will be brought forward for development.

This application relates to Phases 2A (Development Zone E), 2B (Development Zone F) and 2C (Development Zone G). The extent of the land that comprises these phases is compliant with the approved Phasing Plan.

We conclude that the principle of this application is acceptable in all respects.

4.2 Land Uses

The hybrid planning permission approved a mix of uses within the Colindale Gardens development. Condition 1 controls the type and location of

allowable uses by requiring development to be carried out in accordance with the Primary Control Documents (PCD). The only PCD that controls the type and location of allowable uses is the Development Schedule, Revision 5 (December 2016) (PCD 5).

The allowable use within Development Zones E, F and G is residential development (Use Class C3) only. This application comprises residential development only and is therefore compliant with the hybrid planning permission in this regard..

4.3 Amount and Mix of Development

Amount

The hybrid planning permission approved the development of 2,900 units across Colindale Gardens. Condition 1 controls this by requiring development to be carried out in accordance with PCD 5, which controls the amount of residential development by setting a site-wide maximum amount of residential floorspace of 276,813m² and 2,900 residential units.

PCD 5 also controls the maximum number of residential units for each Development Zone and enables any deviations from these numbers to be permitted subject to local authority approval. The application proposes a total of 483 dwellings as follows:

- Development Zone E (Phase 2A): 165;
- Development Zone F (Phase 2B): 186; and
- Development Zone G (Phase 2C): 132.

The proposal involves an increase of 138 units above the maximum number of units across these three phases currently approved under PCD5. The Applicant's intention is to reconcile this with an equal decrease in the total number of units in Blocks A, B and C in Development Stage 2, and all blocks (V, W, X, Y and Z) in Development Stage 3. This means the site-wide total of 2,900 residential units and maximum amount of residential floorspace will be unchanged under this planning application, and therefore compliant with the hybrid planning permission.

All of these changes have been accounted for in the revised Development Schedule, Revision 6 (April 2017), which has been submitted for information not approval. The Applicant's intention is to regularise this via a separate application following the approval of this application.

Mix

PCD 5 sets out the controls to the site-wide mix of housing and an indicative mix for Development Zones E, F and G. Although there are no specific controls over the residential mix in Blocks E, F and G, the proposed mix is in

broad alignment with the site-wide requirements and the indicative mix for these plots set out in PC5.

The proposal does not alter the site-wide approved residential mix because it is simply a localised redistribution.

Tenure

The Section 106 requires 454 affordable housing units to be provided in Stage 2 within Blocks D, X, Y or Z with the remainder of blocks within Stage 2 (including E, F and G) to comprise 100% private housing. In accordance with this, this application comprises 100% private housing.

4.4 Matters Reserved

The reserved matters currently under consideration are as follows:

Scale means the height, width and length of each building proposed within the development in relation to its surroundings.

Layout means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Appearance means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Landscaping, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes –

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

The proposals have been developed through detailed discussion with the Borough's Design Officer. As approved by Condition 1 of the hybrid planning permission, deviations from the Parameter Plans and the DPD can be approved if they are justified through a design rationale. The Applicant's design rationale is set out in the Design Statement. This is summarised below.

Layout

The key relevant matters for consideration are the layout principles established on the Parameter Plans and relevant principles set out in the DPD.

General Layout Parameters

The approved Parameter Plans define 'development zones' within which new buildings can be built, which in turn frame 'routes' within which new access roads can be laid out and 'spaces' for public open space provided.

The proposed layout has retained Garden Square West as the key organising principle, around which the buildings are arranged to create a formal frontage. The Applicant's architects have reviewed the layout of the buildings and sought to introduce some 'best practice' principles into the configuration of the buildings to enhance the residential quality of the proposed development.

As a result of this design evolution, this has led to a narrowing of Plot F and the widening of Plot G, and a deviation from the approved Development Zone Parameter Plan (Dwg No. 1735-FCB-SITE-0102 P2) and the Horizontal Limits of Deviation Parameter Plan (Dwg No. 1735-FCB-SITE-0106 P3), as follows:

- A 25.2sqm zone of single storey element at ground floor level sits +2.45m from the permissible line of deviation;
- The eastern edge of Plot F sits +10.66m, from the permissible eastern line of deviation; and
- The western edge of Plot G sits +6.68m, outside the permissible western line of deviation.

The proposal has retained the principles of access and circulation as shown on Parameter Plan – Access & Circulation Plan (Dwg No. 1735-FCB-SITE-0103 P2) by integrating the primary route (Lismore Boulevard (West)), pedestrian/cycle only route along the southern edge of Plot E and the tertiary routes (Green Streets) between Plots F and G. This proposal has taken into account the design of Lismore Boulevard (West) approved under Reserved Matters application 16/5716/RMA and incorporated a new access into the rear of Plot E.

The proposed layout has been developed through detailed discussion with the Borough's Design Officer to ensure that it is a design-led response to the site's townscape conditions.

Accordance with the Design Principles Document

The DPD has been used as the starting point for the preparation of the detailed plans submitted for approval. The DPD imposes a series of requirements on to each phase which have been fully accounted for in the

submitted plans. Full details are set out in the Design Statement; however key points/elements are highlighted below:

- **Primary Route (Lismore Boulevard (West))** – the design of the primary route in this proposal accords with all of the principles in section 3.2 of the DPD, except for two slight deviations to principles 3.2G and 3.2L. These deviations enable a wider footpath to be accommodated where Lismore Boulevard West crosses between the application site and the balance of Development Stage 2. A wider footpath shows pedestrian priority in this location, where pedestrian flows are anticipated to be greater.
- **Tertiary Route (Green Streets)** – the design of the tertiary routes in this proposal accord with all of the principles in section 3.3 and 3.4 of the DPD, except for minor deviations to principles relating to street furniture (3.4C, 3.4F and 3.4R) to ensure consistency with the details that have already been approved under Condition 11.
- **Garden Square West** – the design of Garden Square West accords with all of the principles in section 4.8 of the DPD;
- **Community Gardens** – the design of the Community Gardens accord with all of the principles in section 4.9 of the DPD;
- **Form and Massing** – the submitted plans are generally consistent with the principles for all buildings set out in 5.2.1 of the DPD and the specific principles for Development Zones E, F and G set out in 5.6-5.8 of the DPD. However, these were agreed during pre-application discussions with LB Barnet officers.
- **Frontages** – the proposal accords with all of the principles in section 5.2.2 of the DPD, except for two minor deviations to principles 5.2.2B and 5.2.2E. There is a blank façade on the eastern flank of the townhouses to the south of Plot G, which is very slightly longer than 15 metres. Following discussions with the LB Barnet Design Officers, it was agreed this is a condition that is typically found to define an ‘end of terrace’, and, accordingly, very much part of the architectural and visual language of London;
- **Parking Principles** – in accordance with DPD principle 5.2.7a of the DPD, the proposal will continue to achieve an average car parking ratio across the development of 0.7 spaces per dwelling. There are some slight deviations from DPD principles 5.2.7b-d and 5.2.7F, which have been discussed with LB Barnet officers. A basement car park has been introduced below Plots F and G meaning podium car parking and garages for the townhouses in Plot G are not required. Pedestrian access points to the basement car park are provided directly from each of the residential cores rather than from street level. These deviations have been previously agreed with the Borough’s officers via pre-application discussions.
- **Outdoor Amenity Space** – the proposal accords with all but one of the principles relating to amenity within Section 5.2.3 of the DPD. There is a minor deviation with respect to the amount of private amenity space provided and the requirements in LB Barnet’s Residential Design Guidance SPD.

Proposed Amenity Space Provision:

Block E:

- Proposed Amenity Space: 2,019.7m²
- Mayor of London Housing SPG Requirement: 1,125m²
- LB Barnet Residential Design Guidance Requirement: 3,225m²

Block F:

- Proposed Amenity Space: 3,082.7m²
- Mayor of London Housing SPG Requirement: 1,230m²
- LB Barnet Residential Design Guidance Requirement: 2,320m²

Block G:

- Proposed Amenity Space: 2,973.1m²
- Mayor of London Housing SPG Requirement: 838m²
- LB Barnet Residential Design Guidance Requirement: 2,805m²

Totals:

- Proposed Amenity Space: 8,075.5m²
- Mayor of London Housing SPG Requirement: 3,193m²
- LB Barnet Residential Design Guidance Requirement: 8,350m²

The provision of amenity space complies with the Mayor of London's London Housing SPG standards. There is a slight shortfall of 274.5m² compared to the requirements set out in the LB Barnet Residential Design Guidance SPD but it is considered that this deviation is acceptable because there are significant areas of high quality public open space, including Garden Square West, Peel Park and Community Gardens in close proximity to each of these plots.

Scale

The key relevant matters for consideration are the heights for each element of each building, having regard to the controls set out on the parameter plans and in the DPD.

Height

Approved Parameter Plan 0108 defines the maximum heights for buildings introduced within Development Zones E, F and G. The scale of some parts of the scheme exceeds the approved parameters in terms of the number of storeys.

These are as follows:

- The block at the western end of Plot E (Building E2) breaches the parameters by 10.25m from 28.98m to 39.23m. Building E1 complies with its respective scale parameter;
- The block in the north-western corner of Plot F (Building F1) breaches the parameters by 16.2m from 35.43m to 51.63m. The remaining buildings within Plot F (Buildings F2, F3 and F4) comply with their respective scale parameters; and
- The block in the north-eastern corner of Plot G (Building G2) breaches the parameters by 4.15m from 12.85m to 17m, whilst Block G4 has increased locally at its western end by 4.93m from 16.08m to 20m.

The proposed massing has been developed in conjunction with LB Barnet officers to ensure that it is a design-led response to the site's townscape conditions. Key townscape views that looked at the relationships between the buildings within the application site, the wider Colindale Gardens development and the emerging built environment context in Colindale have been used to analyse and identify the appropriate scale for each of the proposed buildings.

Therefore, it is concluded that the parameter deviations are the outcome of an extensive and iterative design process (involving the Borough's Design Officer) and enables a better quality of scheme to be realised, which takes into account topography and the emerging urban character of the site, and is acceptable in planning terms.

Density

The application proposals are the result of a design-led approach developed in consultation with the Borough's officers. The proposals involve an increase in the number of dwellings and habitable rooms in development zones E, F and G, however due to differences in the site area for these zones the proposed density actually decreases to 176 dwellings per hectare and 442 habitable rooms per hectare in comparison to 201 dwellings per hectare and 568 habitable rooms per hectare under the approved hybrid approval.

Site wide the current application does not increase the total number of units on the site (2,900) and as such does not alter the approved density of the scheme as a whole.

Daylight/Sunlight

The layout of the development, combined with the scale of the proposed buildings and their internal floorplans, maximises the level of daylight/sunlight to habitable rooms and outdoor amenity spaces. Where single aspect units are unavoidable, over 2/3 units are dual aspect or better and only 2-3% of units are single facing north facing. All of the units benefit from design mitigation measures such as through the use of full height floor to ceiling fenestration and external balcony areas to ensure satisfactory living accommodation.

Landscaping

This proposal incorporates the provision of the landscape areas defined on Parameter Plan – Landscape Treatment Plan (Dwg No. 1735-FCB-SITE-0104 P2). By virtue of the deviation to the layout of Plots F and G, the location of the Green Street between these plots will also deviate slightly in its position. However, in its design treatment Green Street accords in all other regards to the aforementioned Parameter Plan.

Accordance with the Design Principles Document

Although the Applicant intends to submit full details of landscaping to satisfy the requirements of Condition 11 in due course, the information provided within the Landscape Details Booklet is consistent with the relevant landscape principles in the DPD.

Appearance

The key relevant matters for consideration include the set of principles in Sections 5.2.5 and 5.6 of the DPD.

Accordance with the Design Principles Document

Although the Applicant intends to submit full details of materials to satisfy the requirements of Condition 22 in due course, the Material Details Booklet includes an indicative material palette that has been presented and discussed with the Borough's officers at the pre-application stage.

The key points/elements are as follows:

- Brick will continue to be the primary material. An indicative material palette has been presented and discussed with officers at the pre-application stage. The colour and tone of brick will be complementary to the bricks in Stage 1 and fit with the overall site concept;
- The architectural composition of the building elevations will consist of a defined base, middle and top as a simple tripartite composition. The proportion of the middle section is varied according to the overall height of the building;
- The scale at ground floor is varied with defensible zones provided;
- The top of the buildings are articulated, with flat continuous parapet tops. Larger footprints such as the western elevation of Plot G are broken down in size and scale where simple continuous parapets are provided;
- A variety of roof profiles are provided with strongly articulated rooftop profiles fronting Lismore Boulevard (West);
- The buildings emphasis vertical orientation and include features to ensure the elevations are not unrelenting; and
- The base of the buildings will generally have a two storey datum.

Overall it is considered that the proposals for this first reserved matters application in Stage 2 of the Hybrid consent carry forward the high quality design of Stage 1 and is compatible with the scale and massing of the surrounding consented development.

Car Parking

Condition 16 of the hybrid planning permission requires the level of residential parking to be forecast using car ownership demand. Condition 16 also estimates an average of 0.71 spaces per dwelling across the site and 0.68 spaces per dwelling in Development Stage 2.

The proposals incorporate a total of 230 parking spaces across Plots E, F and G, including 109 spaces in Plots E, 67 spaces in Plot F and 54 spaces in Plot G. The overall site-wide and Stage 2-wide car parking ratios will remain unchanged.

This application is supported by a Transport Statement Addendum prepared by WSP, which includes an updated car parking demand assessment. Although revisions to the dwelling mix and parking allocation has resulted in a negligible change in car parking demand, there will not be any material effect on the site-wide car parking strategy, as already approved under Condition 15, or the car parking strategy for Plots E, F and G.

The deficit in car parking provision compared to demand across the phase will be accommodated through provision of a temporary car park. Details of car parking allocation and the temporary car park will be agreed as part of a detailed car parking management plan for Phases 2A, 2B and 2C, as required by Condition 15 of the hybrid planning permission. A subsequent application to discharge details of the car parking allocation will therefore need to be submitted by the Applicant.

Environmental Matters

This application is accompanied by an Environmental Statement Addendum, which provides an update on the environmental effects of the proposal to account for the deviations to the development parameters assessed in the original ES, as now proposed by this application. This ES Addendum has been prepared with reference to the Town and Country (Environmental Impact Assessment) Regulations 2011, as amended 2015.

This ES Addendum provides an update in planning policy for each technical topic, identifies where there is a material impact on the assessments presented in the August 2014 ES and presents revised assessments where necessary. The conclusions in this Addendum are summarised as follows:

- The conclusions of the 2014 ES remain valid with respect to waste, socio-economics, traffic and transport, air quality, ground conditions and electronic interference.

- Residual noise and vibration effects of the proposal compared to the approved development is considered to be consistent with those described in the August 2014 ES.
- There will be no significant residual or cumulative cultural heritage effects and no specific mitigation is required.
- With respect to daylight, sunlight and overshadowing, for the one neighbouring property considered relevant for assessment, 150 – 152 Sheaveshill Avenue, an updated assessment has been undertaken and the results confirm that the overall effect to this property for daylight will be negligible, showing no change from the 2014 ES.

5. EQUALITIES AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”*

For the purposes of this obligation the term “protected characteristic” includes:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant the approval of reserved matters for this proposed development will comply with the Council's statutory duty under this important legislation.

6. CONCLUSION

The proposal accords with the relevant development plan policies, is in general accordance with the design principles and the parameters established in the approved hybrid planning permission, and provides a rationale that justifies deviations.

The proposal is acceptable on visual amenity, highways and environmental grounds. The proposal would not affect the amenities of neighbouring residential properties. It would provide for housing that would have a good standard of accommodation, including outlook, privacy and access to daylight.

It is recommended that the application be **Approved** subject to the Conditions listed at the beginning of this report

APPENDIX 1: Site Location Plan

