

Location **St Vincents Farm Cottage The Ridgeway London NW7 1EL**

Reference: **17/4788/CON** Received: 24th July 2017
Accepted: 2nd August 2017
Ward: Mill Hill Expiry 27th September 2017

Applicant: Mr Luke Winham

Proposal: Submission of details of conditions 3 (Materials) 4 (Levels) 5
(Demolition and Construction Method Statement) 6 (Refuse) 8 (Cycle
Parking/Storage) 14 (Biodiversity) 16 (Mitigation) 17 (Enclosure) 20
(Turning/Parking Space) 22 (Electric Vehicle Charging) pursuant to
planning permission 16/8115/FUL dated 17/05/17

Recommendation: Approve

AND 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/obligations or reasons for refusal 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: Boxmoor construction Ltd - planning condition sign off 25th June 2017; BCL/NB617/101 RevB; root protection areas; BCL/NB617/100; ARBTECH ecological mitigation and enhancement plan; 20/07/2017; Boxmoor construction Ltd - construction method statement 8th September 2017.

Officer's Assessment

1. Policy Context

Relevant Development Plan Policies:

- London Plan (2016)
- Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.
- Relevant Development Management DPD (2012): Policies DM01, DM02.
- Residential Design Guidance SPD (2016)
- Sustainable Design and Construction SPD (2016)

2. Planning history

09.05.2017 – Committee resolved to grant conditional planning permission for the demolition of existing 8no. dwellings and ancillary buildings and erection of a part single storey, part two storey building to provide 7no dwellings. Associated cycle parking, storage, parking and amenity space. Alterations to hard and soft landscaping.

In determining this planning application, Members voted to amend Condition 3 to ensure that it was determined by the Planning Committee rather than be delegated by officers.

3. Scheme description

An application has been submitted to discharge Condition 3 of the planning permission (16/8115/FUL). This application has been combined with several other conditions including levels, demolition and construction method statement, refuse, cycle parking, biodiversity, mitigation, enclosure, turning space and electric vehicle charging points.

4. Assessment of proposal

Condition 3 – materials

The condition states as follows

- a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) 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.

The proposed materials comprise of:

Roof tiles - slate

Brickwork - blue engineering bricks for use in English bond brick wall plinths up to damp proof course in main building, refuse store and shed building.

Cladding - marley eternit cedral weatherboard - white

Fascia - board black ash.

Driveways and pathways - Marshalls Priora permeable block paving charcoal 200mm x 100mm x 80mm.

Private patio areas - natural paving - grey calibrated sandstone.

Windows and doors - UPVC

Guttering - freeflow guttering system - black
Entrance shelter canopies - clay tiles and plain fascia
Boundary treatment - close boarded timber fence

The condition was called to Committee to ensure that the development could achieve an appearance that was rural in character and nature which would blend in with the development in the locality rather than being obtrusive and visually dominant within the landscape and context. The materials include a white cedar board cladding which assists in contributing towards this objective in addition to the texture and finish of the material as a board cladding rather than brick .

The proposed materials are considered to be satisfactory given the setting and context of the proposed building. There is sufficient information to approve the condition.

Condition 4 – levels

The condition states as follows

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.

The levels are considered to be acceptable and do not give rise to unacceptable impacts to existing trees and surrounding residential amenity and there is sufficient information to approve the condition.

Condition 5 - demolition and construction management plan

The condition states as follows

a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

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.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

The report contains measures in relation to the hours of construction, as well as dust suppression, the cleaning of vehicles, emissions mitigation and the storage of materials. In respect of highways and construction traffic management, the CMP has been supplemented by a Construction Logistics Plan which would assist in securing acceptable

highways implications and the maintaining of environmental quality within the development and immediate surrounds.

The environmental health team have reviewed the information submitted and are satisfied with the details submitted. There is sufficient and adequate information to approve the condition.

Condition 6 - refuse

The condition states as follows

a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

The refuse and recycling provision is considered to be satisfactory for the number of units and the provision accords with the Council's storage requirements set out in its guide for architects and developers. Sufficient accessibility for a refuse vehicle is possible along the access from The Ridgeway.

Officers are working with the applicants to ensure that the Sheffield Stands are contained within a fully enclosed structure

The highways team has reviewed the information submitted and are satisfied with the details submitted. There is sufficient and adequate information to approve the condition.

Condition 10 - amenity sub division

The condition has been withdrawn from the current application as officers do not support the details submitted to discharge the condition.

Condition 13 - external lighting

The condition has been withdrawn from the current application as officers do not support the details submitted to discharge the condition.

Condition 14 - biodiversity

The condition states as follows

Prior to the commencement of the development details comprising a scheme of measures to enhance and promote biodiversity at the site as redeveloped shall be submitted the

Local Planning Authority and approved in writing. The approved scheme of measures shall be implemented in full in accordance with the approved details before the first occupation of the development.

The strategy has not identified the habitats of protected species in the locality including bats for example. However the strategy seeks to encourage future habitats being established and these include bird and bat boxes, wildflower meadow, butterfly, insect and invertebrate colonies. The strategy is also fully cognisant of the various regulations for species protection.

The biodiversity enhancement measures as per the recommendations within ecological mitigation and enhancement plan dated 20th July 2017 prepared by Arbtech. The condition can be approved on the basis of these details.

Condition 15 - landscaping

The condition has been withdrawn from the current application as officers do not support the details submitted to discharge the condition.

Condition 16 – mitigation

The condition states as follows:

a) No site works or works in connection with the development hereby approved shall be commenced until details of the protective measures to be implemented for the wildlife species protected by law and details of any mitigation measures including the timing of development works and special techniques has been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and thereafter maintained in accordance with the approved details.

The biodiversity mitigation measures as per the recommendations within arbtech ecological mitigation and enhancement plan dated 20th July 2017 are considered to be satisfactory. The condition can be approved on the basis of these details.

Condition 17 - enclosure

The condition states as follows:

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.

Details of the proposed means of enclosure which are close boarded timber fences to a height of 1.8m are considered to be acceptable and there is sufficient information to approve the condition.

Condition 19 - tree protection plan

The condition has been withdrawn from the current application as officers do not support the details submitted to discharge the condition.

Condition 20 - turning/parking space

The condition states as follows:

Before the development hereby permitted is first occupied turning space and parking spaces shall be marked out within the site and any changes to vehicular access constructed in accordance with the details indicated on Drawing no. 1635.03.04Revh and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

The highways team have reviewed the information submitted and are satisfied with the details submitted. There is sufficient and adequate information to approve the condition.

Condition 22 - electric vehicle charging

The condition states as follows:

a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include provision for not less than 2 of the car proposed parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 2 of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities.

b) The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

The highways team have reviewed the information submitted and are satisfied with the details submitted. There is sufficient and adequate information to approve the condition.

5. Conclusion

The details submitted to discharge the various conditions listed in this report have been found to be acceptable (unless where stated) and would contribute to enabling the development to be constructed in a manner which meets the aspirations of the Development Plan and the NPPF. The proposed development would constitute high quality development and would accord with policies DM01, DM04, DM06, DM08, DM15 and DM17 of the Local Development Plan Development Management Policies DPD (2017).

6. Recommendation

That conditions 3 (Materials), 4 (Levels), 5 (Demolition and Construction Method Statement), 6 (Refuse), 8 (Cycle Parking and Storage), 14 (Biodiversity), 16 (Mitigation), 17 (Enclosure), 20 (Turning/parking space); 22 (Electric Vehicle Charging) pursuant to planning permission 16/8115/FUL are discharged.

