

LOCATION: Barnet College, Grahame Park Way, London, NW9 5RA

REFERENCE: 17/4373/S73 Received: 06.07.2017

WARD: East Barnet Expiry: 23.10.2017

APPLICANT: Barratt West London

PROPOSAL: Variation of condition 2 (Approved Plans) pursuant to planning permission H/03551/14 dated 06/05/15 for 'Demolition of all existing buildings; redevelopment to provide 396 residential units (266 flats, 56 maisonettes and 74 dwellinghouses) in buildings ranging from 3 to 9 storeys; access from Grahame Park Way and Corner Mead, associated internal street network, open space, landscaping, parking refuse/cycle storage and amenity space provision; provision of 1.6 hectare site for educational use (subject to separate future planning application). Variation to allow for 8 additional residential units through the erection of an additional storey to Block D.

RECOMMENDATION

Recommendation 1: That the applicant and any other person(s) having a requisite interest in the land be invited to enter by way of an agreement into a Deed of Variation to planning ref: H/03551/14 under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of seeking to secure the following:

a) Legal Professional Costs Recovery

The payment of the Council's legal and professional costs of preparing the deed of variation and any other enabling arrangements.

b) Affordable Housing

The provision of two additional shared ownership units to be secured and existing affordable housing provisions to be amended accordingly.

Recommendation 2: That upon completion of the agreement specified in Recommendation 1 and subject to referral of the application to the Mayor of London, the Chief Planning Officer approve the planning application reference 17/4373/S73 under delegated powers and grant planning permission subject to the conditions set out in Appendix 2.

Recommendation 3: 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/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).

MATERIAL CONSIDERATIONS

Key Relevant Planning Policy

Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.

Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents. These were both adopted by the Council in September 2012.

A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.

More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application is set out in subsequent sections of this report dealing with specific policy and topic areas. This is not repeated here.

The London Plan

The London Plan (2016) is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The London Plan policies (arranged by chapter) most relevant to the determination of this application are:

Context and Strategy:

1.1 (Delivering the Strategic Vision and Objectives for London) London's Places; 2.6 (Outer London: Vision and Strategy); 2.7 (Outer London: Economy); 2.8 (Outer London: Transport); 2.13 (Opportunity Areas and Intensification Areas) and 2.18 (Green Infrastructure: The Multi-Function Network of Green and Open Spaces)

London's People:

3.1 (Ensuring Equal Life Chances for All); 3.2 (Improving Health and Addressing Health Inequalities); 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); 3.8 (Housing Choice); 3.9 (Mixed and Balanced Communities); 3.10 (Definition of Affordable Housing); 3.11 (Affordable Housing Targets); 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes); 3.13 (Affordable Housing Thresholds); 3.16 (Protection and Enhancement of Social Infrastructure); 3.18 (Education Facilities); and 3.19 (Sports Facilities)

London's Economy:

4.1 (Developing London's Economy); and 4.12 (Improving Opportunities for All) London's Response to Climate Change; 5.1 (Climate Change Mitigation); 5.2 (Minimising Carbon Dioxide Emissions); 5.3 (Sustainable Design and Construction); 5.4A (Electricity and Gas Supply); 5.6 (Decentralised Energy in Development Proposals); 5.7 (Renewable Energy); 5.9 (Overheating and Cooling); 5.10 (Urban Greening); 5.11 (Green Roofs and Development Site Environs); 5.12 (Flood Risk Management); 5.13 (Sustainable Drainage); 5.14 (Water Quality and Wastewater Infrastructure); 5.15 (Water Use and Supplies); 5.17 (Waste Capacity); 5.18 (Construction, Excavation and Demolition Waste); and 5.21 (Contaminated Land)

London's Transport:

6.1 (Strategic Approach); 6.2 (Providing Public Transport Capacity and Safeguarding Land for Transport); 6.3 (Assessing Effects of Development on Transport Capacity); 6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure); 6.7 (Better Streets and Surface Transport); 6.9 (Cycling); 6.10 (Walking); 6.11 (Smoothing Traffic Flow and Tackling Congestion); 6.12 (Road Network Capacity) and 6.13 (Parking)

London's Living Places and Spaces:

7.1 (Lifetime Neighbourhoods); 7.2 (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); 7.13 (Safety, Security and Resilience to Emergency); 7.14 (Improving Air Quality); 7.15 (Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes); 7.18 (Protecting Public Open Space and Addressing Deficiency); 7.19 (Biodiversity and Access to Nature); and 7.21 (Trees and Woodlands)

Implementation, Monitoring and Review:

8.2 (Planning Obligations); and 8.3 (Community Infrastructure Levy)

Barnet Local Plan

The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Local Plan development plan policies of most relevance to the determination of this application are:

Core Strategy (Adopted 2012):

CS NPPF (National Planning Policy Framework – Presumption in favour of sustainable development)
CS1 (Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach)
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)
CS8 (Promoting a strong and prosperous Barnet)
CS9 (Providing safe, effective and efficient travel)
CS10 (Enabling inclusive and integrated community facilities and uses)
CS11 (Improving health and wellbeing in Barnet)
CS12 (Making Barnet a safer place)
CS13 (Ensuring the efficient use of natural resources)
CS14 (Dealing with our waste)
CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)
DM02 (Development standards)
DM03 (Accessibility and inclusive design)
DM04 (Environmental considerations for development)
DM05 (Tall buildings)
DM06 (Barnet's heritage and conservation)
DM08 (Ensuring a variety of sizes of new homes to meet housing need)
DM10 (Affordable housing contributions)
DM13 (Community and education uses)
DM15 (Green belt and open spaces)
DM16 (Biodiversity)
DM17 (Travel impact and parking standards)

Supplementary Planning Guidance and Documents:

A number of local and strategic supplementary planning guidance (SPG) and documents (SPD) are material to the determination of the application.

Local Supplementary Planning Documents:

Planning Obligations (April 2013)
Sustainable Design and Construction (April 2013)
Affordable Housing (February 2007)
Residential Design Guidance (April 2013)
Colindale Area Action Plan (March 2010)

Strategic Supplementary Planning Documents and Guidance:

Accessible London: Achieving an Inclusive Environment (April 2004)
Sustainable Design and Construction (May 2006)

Planning for Equality and Diversity in London (October 2007)

All London Green Grid (March 2012)

National Planning Guidance:

National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published in March 2012 and it replaces 44 documents, including Planning Policy Guidance Notes, Planning Policy Statements and a range of other national planning guidance. The NPPF is a key part of reforms to make the planning system less complex and more accessible. The NPPF 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'. This is taken to mean approving applications which are considered to accord with the development plan. In March 2014 the National Planning Practice Guidance was published (online) as a web based resource. This resource provides an additional level of detail and guidance to support the policies set out in the NPPF.

The Community Infrastructure Levy Regulations 2010:

Planning obligations need to meet the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) to be lawful. Where permission is to be granted, obligations would be attached to mitigate the impact of development which are set out in Section 10 of this report.

PLANNING ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the former Barnet College site a roughly triangular area of land of approximately 5.18 hectares in area, located on the west side of Grahame Park Way. Specifically, the application relates to Block D of the emerging Trinity Square development which would be located adjacent to the junction of Corner Mead and Grahame Park Way. As consented, Block D is comprised of 102 homes over 5 storeys with a 6 storey element and a 9 storey element at the South East corner.
- 1.2 The site is not within a conservation area and none of the buildings are subject to listing. The land slopes gently down from north to south and east to west. Grahame Park Way runs along the eastern boundary and Corner Mead runs along the south and west. Beyond Grahame Park Way is the Thameslink railway line embankment with the M1 motorway beyond. Residential properties on Lancaster Close back onto the northern boundary. To the south and west, beyond Corner Mead, is the Grahame Park Estate, with single storey garages and two storey housing facing the site. To the south is the open playing field of St James Catholic School.
- 1.3 Large retail warehouses and a garage are located on the eastern side of the M1, accessible by footpath under the railway and over the motorway. Mill Hill Broadway Thameslink station is approximately 1km to the north and Colindale Underground Station is some 500m to the south. Significant development is taking place in the wider Colindale area including the Beaufort Park development and the redevelopment of Grahame Park Estate.

2.0 PROPOSED DEVELOPMENT

2.1 The current application is made under Section 73 of the Town and Country Planning Act 1990 which seeks planning permission to vary the approved planning condition 2 (approved plans) attached to planning permission H/03551/14 dated 6th May 2015, involving the following amendments to the approved scheme:

- Addition of an additional storey to Block D to increase from 9 to 10 storeys incorporating 8 additional units

3.0 RELEVANT PLANNING HISTORY

3.1 The current application is intrinsically linked to planning application H/03551/14 which comprises the following:

- Demolition of all existing buildings; redevelopment to provide 396 residential units (266 flats, 56 maisonettes and 74 dwellinghouses) in buildings ranging from 3 to 9 storeys; access from Grahame Park Way and Corner Mead; associated internal street network, open space, landscaping, parking refuse/cycle storage and amenity space provision; provision of 1.6 hectare site for educational use (subject to separate future planning application).

3.2 Subsequent to the approval of the aforementioned application, numerous conditions relating to the permission have been discharged. All outstanding and discharged conditions are set out within Appendix 2 of this report.

4.0 CONSULTATIONS

4.1 As part of the consultation exercise 823 letters were sent to neighbouring occupiers in August 2017. The application was also publicised through site notices and a press notice was published in the Barnet Press. The consultation process carried out for this application is considered to have been entirely appropriate for a development of this scale and nature. The extent of consultation exceeded the requirements of national planning legislation and complied with Barnet's own adopted policy on consultation to be carried out for schemes of this nature.

4.2 As a result of the consultation, 2 responses were received comprising of 1 objection and 1 neutral representation.

4.3 A representation was received from Andrew Dismore AM outlining the following objections:

- This application is for an overdevelopment on an already overdeveloped site, in an overdeveloped part of the borough. Local schools, NHS and transport services are stretched to breaking point, and the already high density will be unbearable.

- However, if the principle of development on this site is accepted then there must be a very clear condition on development that all units on this site must be affordable. The original application contained so few affordable units that it is not acceptable for any further development on this site not to be so.
- Barnet is well behind target in its provision of affordable housing, mainly because Barnet Council do not enforce or request suitable affordable housing contributions. This scheme suffers the same problem.
- The developers have already made substantial profits from the rest of the development, and they will again on this amendment, even if they are all affordable.

4.5 Summary of Responses from External Consultees

GLA – No objection to application as no strategic issues for consideration

TFL - Given the additional flats, the level of long stay cycle parking should be increased by 13 spaces in line with the London Plan. The applicant is reminded that to accommodate all users, the London Cycle Design Standards (LCDS) recommends that 5% of cycle spaces should be suitable for enlarged cycles. Subject to the additional cycle spaces being secured, no further objection to application.

- 4.6 It should be noted that the following bodies were consulted on the application and did not respond:

Metropolitan Police
London Fire Brigade
Environment Agency

4.7 Summary of Responses from Internal Consultees

LBB Environmental Health – No objection subject to conditions.

LBB Drainage – No objection subject to conditions

LBB Transport and Highways – 3 additional parking spaces are required in order to be in line with parent approval and compliant with Policy DM17

5.0 **PLANNING APPRAISAL**

- 5.1 The National Planning Practice Guidance (NPPG) advises that a minor material amendment “is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.”
- 5.2 The merits of the proposed amendments are discussed in greater detail below, however the principle of the development of this portion of the site providing for residential development has already been established under the previous consent.
- 5.3 The current application would not increase the footprint of the subject building, nor would it involve any amendments to the wider scheme outside of Block D of the development. The

main issues arising out of the current application concern the visual impact of the additional storey and the affordable housing implications arising from the additional units which are fully discussed below.

Design Assessment

- 5.4 The National Planning Policy Framework 2012 (NPPF) makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors, securing that high quality design goes beyond aesthetic considerations.
- 5.5 Barnet Local Plan policy DM01 states that all development should represent high quality design that is based on an understanding of local characteristics, preserves or enhances local character, provides attractive streets and respects the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- 5.6 The London Plan also contains a number of relevant policies on character, design and landscaping. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment.
- 5.7 The CAAP also includes more specific policies relating to the quality of the built environment, which seek to ensure that new development in Colindale is genuinely sustainable, by creating places with a distinct identity where people want to be. The policy explanation to CAAP policy 5.1 (Urban Design in Colindale) states that 'development will respond positively to the character and opportunities of the site and provide high quality contemporary urban design and architecture in Colindale. Taller buildings will only be supported closer to the public transport interchange and on important sites and corners which aid legibility and will be required to meet stricter tests on environmental impact and design'. CAAP policy 4.4(d) has more specific guidance applying to the site, including stipulating that 'the height of buildings will be expected to compliment the height of buildings proposed as part of the Grahame Park Estate masterplan whilst respecting its surrounding context'.

- 5.5 Block D as approved in the parent application would rise to a maximum of 9 storeys adjacent to the corner of Grahame Park Way and Corner Mead. Within the officer's report for the parent application, the following was outlined in relation to Block D:

"It is noted that the site does not fall within the Colindale Avenue or Edgware Road Corridor of Change and is therefore not identified in the development plan as a location that would normally be suitable for tall buildings. However, the proposed 9 storey feature corner would be sited well away from any neighbouring building, in the south-eastern corner of the site. It is located opposite the open playing fields of St James' School, on an important corner. This building would mark the development and would aid legibility in this part of Colindale, providing a positive visual feature in the skyline. It would have an appropriate setting behind mature trees along the southern boundary and with an increased set back along the Grahame Park Way frontage. It would also only marginally exceed the definition of what is considered a tall building in Barnet. Officers therefore consider there to be a clear justification for the principle of a marker building on this key corner, as a departure from development plan policy."

- 5.6 The current application seeks to increase the maximum height of Block D to 10 storeys. As outlined above, and notwithstanding the location of the site outside of the areas identified as being suitable for tall buildings, the principle of a tall building in this location has already been accepted with the approval of the parent application. The key consideration is therefore whether the additional storey would render Block D of the development excessively tall in its context.
- 5.7 As outlined, Block D of the development is located on a prominent corner and the principle of a tall building has already been accepted through the approval of the parent application. Whilst it is inexorable that the additional storey would increase the prominence of the building, it is considered that it would also enhance the extent to which the building would serve as a marker element of the development, aiding the legibility of the wider development. There are emerging tall buildings of a 10 storey height and above in the wider area at both Beaufort Park and Colindale Gardens and in this regard it is considered that such a tall building in this location would not be incongruous in the wider context of Colindale.
- 5.8 The additional storey proposes to replicate the existing form and appearance of the approved building, utilising the same materials and architectural language. The design and appearance has already been agreed through the approval of the parent application and the discharge of subsequent conditions. In this regard, the continuation of this aesthetic with an additional storey is similarly considered to be acceptable.

Affordable Housing

- 5.9 The development would result in an additional 8 units, in the context of the wider site which is delivering 396 residential units. In the determination of the parent application, 6% of the units being delivered were secured as affordable through the Section 106 Agreement. This

level of affordable housing was a result of the need for the development to cross subsidise the relocation of the college facility and the provision of land for a new primary school.

- 5.10 An initial review of the current proposal and the likely viability inputs, indicated that a full reappraisal of the wider scheme would likely result in a similar affordable housing output of 6%. The applicant has offered to provide 2 of the 8 additional units as affordable (25% of the additional units being provided). Relative to the number of additional units being provided, the offer of 25% of the additional units as affordable would exceed the number of affordable units that would be secured if a full reappraisal indicating a viable level of 6% affordable housing. Taking a pragmatic and reasoned view, it is therefore considered that the applicant's offer to provide 25% of the additional units as affordable is reasonable.
- 5.11 The parent application was approved with an affordable tenure split of 60:40 in favour of affordable rented units. Due to the layout and the tenures of the emerging development, all of the rented units are located in other blocks. In practical terms, this means that the provision of a rented unit within Block D would not be feasible when shared service charges are considered and on the basis that a Registered Provider is unlikely to take on isolated units. As a result of this, both of the additional affordable units are proposed to be provided as shared ownership. This is considered to be acceptable for the reasons outlined.

Transport and Highways

- 5.12 Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, require that development is matched to capacity and promote the delivery of appropriate transport infrastructure. Policy DM17 (Travel impact and parking standards) of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments. Other sections of Policies DM17 and CS9 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately, require acceptable facilities for pedestrians and cyclists and reduce the need to travel.
- 5.13 The parent application was approved with a parking ratio of 0.8 spaces per unit. The development would entail the provision of 8 additional units which would equate to between 6 and 7 additional spaces to be provided. The applicant is proposing to provide 3 additional spaces at ground floor level of Block D which would fail to provide the requisite additional spaces. In this regard, a condition is therefore recommended that would require the submission of a revised car parking layout showing 3 additional spaces either within Block D or consolidated across the wider site.

Planning Obligations

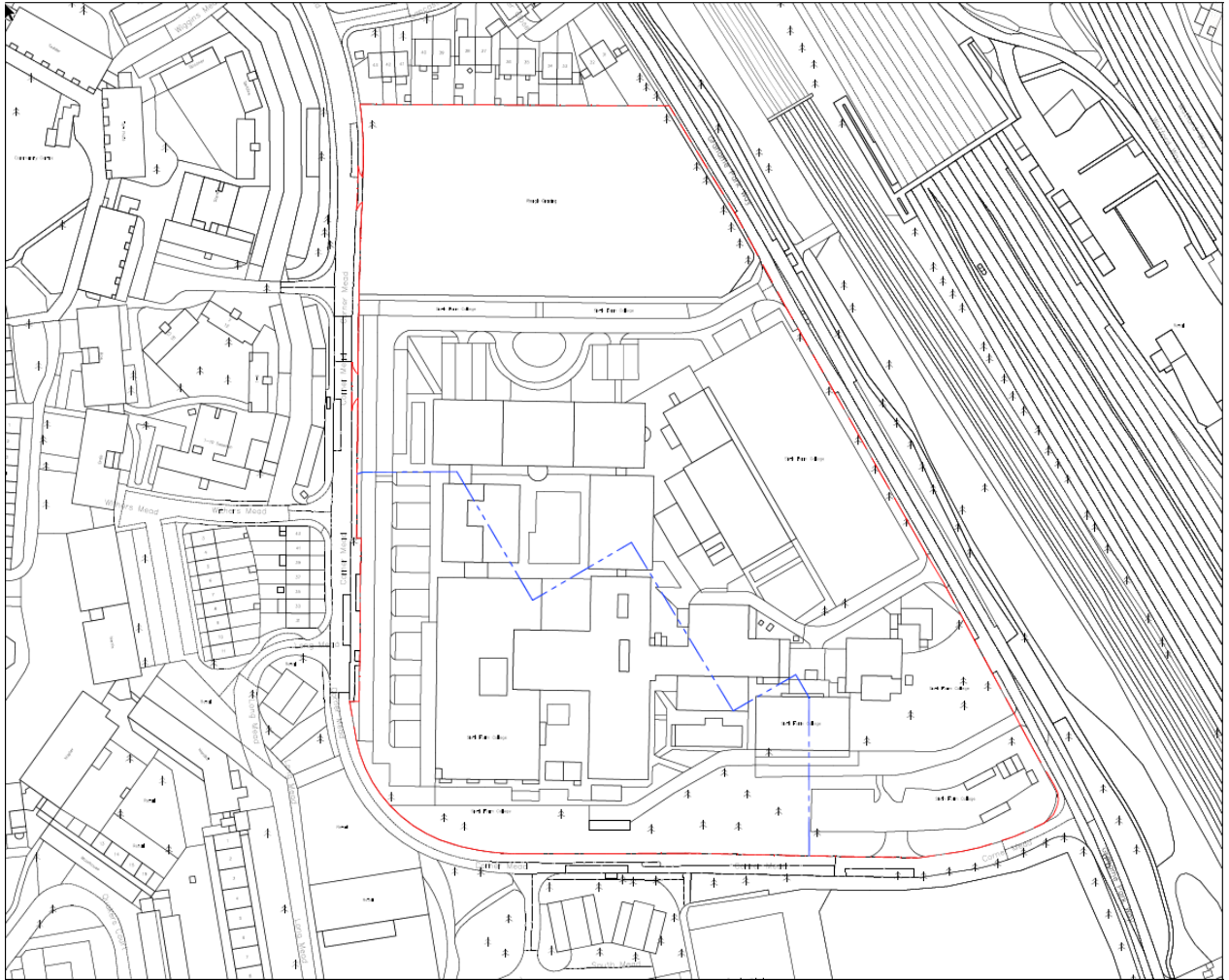
- 5.14 Policy CS15 of the Barnet Local Plan states that where appropriate the Council will use planning obligations to support the delivery of infrastructure, facilities and services to meet the needs generated by development and mitigate the impact of development.
- 5.15 In accordance with development plan policies the following obligations are required to be secured through a legal agreement with the developer. If permission were granted it is considered that the package of planning obligations and conditions recommended would, when considered alongside the financial contributions that the development would be required to make under the Barnet CIL, mitigate the potential adverse impacts of the development and ensure the provision of the funding needed for the delivery of the infrastructure that is necessary to support the scheme.
- **Affordable Housing** – the applicant would be expected to enter into a deed of variation to the S106 for planning ref H/03551/14 in order to secure 2 additional units as shared ownership and to amend the existing agreement accordingly

6.0 Conclusion

- 6.1 The application is made under S73 of the Town and country Planning Act seeking a minor material amendment to the approved reserved matters approval to allow for the changes outlined above. National Planning Practice Guidance (NPPG) advises that a minor material amendment “is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved”.
- 6.2 The key issues associated with the assessment of the current application are considered to be the visual impact of the additional storey, the affordable housing implications and the level of additional parking required.
- 6.3 In terms of the visual impact, it is considered that the additional storey would enhance the extent to which Block D would act as a marker building and would improve the legibility of the wider site. Emerging developments Beaufort Park, Colindale Gardens and Grahame Park all incorporate buildings of 10 or more storeys and as such a 10 storey building in this location would not be incongruous in the wider context of Colindale.
- 6.4 In terms of affordable housing, 2 of the 8 additional units would be provided as shared ownership units. For the reasons outlined in the preceding report, this is considered to be acceptable and the applicant would be expected to enter into a deed of variation to the S106 of the parent application in order to secure these units as affordable.
- 6.5 Finally, turning to parking, 3 additional spaces are proposed within Block D which would fall short of the 6 spaces that would be required in order to be compliant with the agreed parking ratios and Policy DM17. A condition requiring the submission of a revised car parking layout incorporating 3 additional spaces is therefore recommended.

- 6.6 In respect of all other matters, the current Section 73 application does not warrant a reconsideration of any of the matters agreed in approving the parent application. For the reasons set out above, the application is recommended for approval subject to a deed of variation and Stage 2 referral to the Mayor.

Appendix 1: Site Location Plan



Appendix 2: Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Existing Site Plans

BAR-BSC-0000 Rev A

BAR-BSC-0001 Rev A

BAR-BSC-0002 Rev A

BAR-BSC-0003 Rev A

BAR-BSC-0004

Proposed Site Plans

BAR-BSC-0100 Rev C

BAR-BSC-0101 Rev A

BAR-BSC-0102 Rev A

BAR-BSC-0103 Rev A

BAR-BSC-0104 Rev A

BAR-BSC-0105 Rev A

BAR-BSC-0106 Rev A

BAR-BSC-0107 Rev A

BAR-BSC-0108 Rev A

BAR-BSC-0109 Rev A

BAR-BSC-0110 Rev A

BAR-BSC-0111 Rev A

Proposed Site Elevations

BAR-BSC-0150 Rev D

BAR-BSC-0151 Rev B

Proposed Site Sections

BAR-BSC-0180 Rev A

BAR-BSC-0181 Rev A

Block Plans

BAR-BSC-0200 Rev A

BAR-BSC-0201 Rev A

BAR-BSC-0202 Rev A

BAR-BSC-0204 Rev A

BAR-BSC-0205 Rev A

BAR-BSC-0206 Rev A

BAR-BSC-0209 Rev A

BAR-BSC-0210 Rev A

BAR-BSC-0211 Rev A

BAR-BSC-0214 Rev A
BAR-BSC-0215 Rev A
BAR-BSC-0216 Rev A
BAR-BSC-0217 Rev A
BAR-BSC-0218 Rev A
BAR-BSC-0219 Rev A
BAR-BSC-0220 Rev A
BAR-BSC-0221 Rev A
BAR-BSC-0222 Rev A
BAR-BSC-0223 Rev A
BAR-BSC-0224 Rev A
BAR-BSC-0225 Rev A
BAR-BSC-0226 Rev A
BAR-BSC-0227 Rev A
BAR-BSC-0228 Rev A
BAR-BSC-0229 Rev A
BAR-BSC-0230 Rev A
BAR-BSC-0231

Block Elevations

BAR-BSC-0250 Rev B
BAR-BSC-0251 Rev B
BAR-BSC-0252 Rev B
BAR-BSC-0253 Rev B
BAR-BSC-0254 Rev B
BAR-BSC-0255 Rev B
BAR-BSC-0256 Rev B
BAR-BSC-0257 Rev B
BAR-BSC-0258 Rev B
BAR-BSC-0259 Rev B
BAR-BSC-0260 Rev B
BAR-BSC-0261 Rev B
BAR-BSC-0262 Rev B
BAR-BSC-0263 Rev B
BAR-BSC-0264 Rev B
BAR-BSC-0265 Rev B
BAR-BSC-0266 Rev B
BAR-BSC-0267 Rev B
BAR-BSC-0268 Rev B
BAR-BSC-0269 Rev B
BAR-BSC-0270 Rev B
BAR-BSC-0271 Rev A
BAR-BSC-0272 Rev C
BAR-BSC-0273 Rev A
BAR-BSC-0274 Rev A
BAR-BSC-0275 Rev A

Additional Block Plans

BAR-BSC-0276 Rev A

BAR-BSC-0277 Rev A

BAR-BSC-0278 Rev A

BAR-BSC-0279 Rev A

BAR-BSC-0280 Rev A

BAR-BSC-0281 Rev A

BAR-BSC-0282 Rev A

BAR-BSC-0283 Rev A

BAR-BSC-0284 Rev A

BAR-BSC-0285 Rev A

BAR-BSC-0286 Rev A

BAR-BSC-0288 Rev A

Unit Plans

BAR-BSC-0300 Rev B

BAR-BSC-0301 Rev B

BAR-BSC-0302 Rev B

BAR-BSC-0303 Rev B

BAR-BSC-0304 Rev B

BAR-BSC-0305 Rev B

BAR-BSC-0306 Rev B

BAR-BSC-0307 Rev C

BAR-BSC-0308

BAR-BSC-0309

BAR-BSC-0310 Rev B

BAR-BSC-0311 Rev B

BAR-BSC-0312 Rev B

BAR-BSC-0313 Rev B

BAR-BSC-0314 Rev B

BAR-BSC-0316 Rev B

BAR-BSC-0320 Rev B

BAR-BSC-0321 Rev B

BAR-BSC-0322 Rev B

BAR-BSC-0323 Rev B

BAR-BSC-0324 Rev A

BAR-BSC-0325 Rev A

BAR-BSC-0326

Visuals

BAR-BSC-0400 Rev A

BAR-BSC-0401 Rev A

BAR-BSC-0402 Rev A

BAR-BSC-0403 Rev A

BAR-BSC-0404 Rev A

BAR-BSC-0405 Rev A

BAR-BSC-0406

BAR-BSC-0407
BAR-BSC-0408
BAR-BSC-0409
BAR-BSC-0410
BAR-BSC-0411
BAR-BSC-0412
BAR-BSC-0413
BAR-BSC-0414
BAR-BSC-0415
BAR-BSC-0416
BAR-BSC-0417
BAR-BSC-0418
BAR-BSC-0419
BAR-BSC-0420
BAR-BSC-0421
Landscape
BAR-BSC-9001 Rev B
BAR-BSC-9002

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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.

- 3) This condition was discharged under application ref: 15/05747/CON
- 4) This condition was discharged under application ref: 15/06521/CON
- 5) This condition was discharged under application ref: 15/06521/CON
- 6) This condition was discharged under application refs 15/03306/CON and 16/5201/CON
- 7) Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever.

Reason: To ensure the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties, as well as to ensure appropriate amenity space provision for future occupiers of the development, in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and the Council's Supplementary Planning Document: Residential Design Guidance (2013).

- 8) This condition was discharged under application ref: 15/05747/CON

- 9) Notwithstanding the details shown on the plans submitted and otherwise hereby approved none of the buildings in each phase of the development hereby permitted shall be occupied until details are submitted to the Local Planning Authority and approved in writing which specify:

(a) the siting and design of all privacy screens that are to be installed as part of the development; and

(b) a schedule of the parts of the roofs of the houses hereby permitted that are to be used for amenity purposes and those which are to be restricted access for maintenance only.

Before the buildings hereby approved are occupied the development shall be implemented in full accordance with the approved details for that phase and specifications and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of the future occupiers of the proposed residential dwellings and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan.

- 10) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, no phase of the development hereby permitted shall not be occupied until details are submitted to the Local Planning Authority and approved in writing which specify the details of boundary treatments to be installed as part of that phase of the development. These details shall include materials, type and siting of all boundary treatments. The development shall be implemented in full accordance with the approved details and specifications and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of the future occupiers of the proposed residential dwellings and in the interests of the appearance of the development, in accordance with policies DM01 and DM02 of the Barnet Local Plan.

- 11) This condition was discharged under application ref: 17/5978/CON
- 12) This condition is longer applicable as matters previously considered under Lifetime Homes criteria are now covered by Building Regulations
- 13) This condition is longer applicable as matters previously considered under Code for Sustainable Homes criteria are now covered by Building Regulations
- 14) This condition was discharged under application ref: 17/3689/CON
- 15) This condition was discharged under application ref: 15/05747/CON
- 16) This condition was discharged under application ref: 15/05747/CON
- 17) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification

that the required works have been carried out for that phase, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with policy DM04 of the Barnet Local Plan.

- 18) Prior to the development proceeding above ground floor damp proof course level for each phase details comprising a scheme of measures to enhance and promote biodiversity at the site as redeveloped shall be submitted to the Local Planning Authority and approved in writing. The scheme submitted shall include (but not be limited to) details of biodiversity enhancement measures related specifically to bats and birds. The approved scheme of measures shall be implemented in full in accordance with the approved details before the first occupation of the development in each relevant phase.

Reason: To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policies 5.11 and 7.19 of the London Plan.

- 19) This condition was discharged under application ref: 15/05747/CON

- 20) Notwithstanding the details contained in the submitted Design and Access Statement, prior to the development of each phase proceeding above damp proof course level, details of the proposed green and/or brown roofs (to include extent/siting, design specifications, planting/seeding plans and maintenance arrangements) shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved details for each phase and shall thereafter be retained and maintained as such.

Reason: To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity and urban greening in accordance with policies DM01 and DM16 of the Barnet Local Plan and policies 5.11 and 7.19 of the London Plan.

- 21) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Report No: C9873/FRS-DS/01 dated June 2014 by Jubb Consulting Engineers Limited and Drawing SK014_A_Green and Brown Roofs. The surface water discharge rate from the site shall be limited to 18.8 litres per second for all events up to and including a 1 in 100 year plus climate change storm as stated in the submitted FRA. The surface water drainage strategy shall include green and brown roofs as shown in SK014_A_Green and Brown Roofs. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding, enhance ecology and to ensure compliance with policies 5.13 and 5.11 of the London Plan.

- 22) This condition was discharged under application ref: 17/6387/CON
- 23) The dwellings hereby approved shall have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Local Plan and policy 5.15 of the London Plan.

- 24) This application was discharged under application ref: 15/06521/CON
- 25) This application was discharged under application ref: 16/5201/CON
- 26) All work comprised in the approved scheme of hard and soft landscaping for each phase shall be carried out before the end of the first planting and seeding season following the first occupation of any part of the building or completion of the construction of the phase of development, whichever is sooner.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

- 27) This application was discharged under application ref: 15/06521/CON
- 28) This condition was discharged under application ref: 15/05747/CON
- 29) This condition was discharged under application ref: 15/05747/CON
- 30) Prior to the commencement of the any phase of development hereby approved details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approval for each phase.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 31) Notwithstanding the details shown on the plans otherwise hereby approved, prior to the first occupation of any phase of the development a scheme detailing all play equipment to be installed in the central square and communal amenity space as part of the development shall be submitted to the Local Planning Authority and approved in writing.

The development shall be implemented in full accordance with the details as approved prior to the first occupation of the development and the play space shall thereafter be retained.

Reason: To ensure that the development represents high quality design and to accord with policies DM01 and DM02 of the Barnet Local Plan and policy 3.6 of the London Plan.

- 32) The dwellings hereby approved shall not be occupied unless and until a Landscape Management Plan, including details of the long term design objectives, management responsibilities and maintenance schedules for all areas of the site, have been submitted to the Local Planning Authority and approved in writing. The management of the landscaping at the site shall be carried out in accordance with the details in the approved Landscape Management Plan.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

- 33) This condition was discharged under application ref: 17/3689/CON

- 34) No phase of development shall proceed above ground floor damp proof course level until details of all extraction and ventilation equipment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details before the use is commenced in that phase.

Reason: To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

- 35) Notwithstanding the Noise Report hereby approved, details of noise insulation measures to be incorporated into each phase of the development shall be submitted in writing to the Local Planning Authority and approved in writing before any development takes place above ground floor damp proofcourse level. The approved measures shall be implemented in their entirety before any of the units in that phase are occupied.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

- 36) This condition was discharged under application ref: 17/3689/CON

- 37) No phase of development shall proceed above ground floor damp proof course level until a report is carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval that assesses the likely noise impacts from the development of the

ventilation/extraction plant. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels for that phase. It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before any of the units in that phase are occupied.

Reason: To ensure that the amenities of neighbouring premises are protected from noise from the development in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

- 38) This condition was discharged under application ref: 17/3689/CON
- 39) This condition was discharged under application ref: 15/06521/CON
- 40) This condition was discharged under application ref: 15/03306/CON and 17/1078/CON
- 41) The development hereby approved shall not proceed above ground floor damp proof course level in any phase until a Car Parking Management Plan (CPMP) is submitted to, and approved in writing by the Local Planning Authority. The CPMP shall include the below details:
 - i. notwithstanding the submitted parking layout, the modified layout showing all the spaces to be submitted for approval to the LPA. The parking layout to include spaces reserved for the car club;
 - ii. mark the standard spaces, possibly to be converted in the future and include the mechanism of how the conversion will be carried out;
 - iii. locations of the Electric Vehicle Charging Points (EVCP) with the overall provision 20% active and 20% passive,
 - iv. include details about monitoring the use of EVCP and converting from passive to active, if there is a demand.
 - v. marking the disabled parking spaces to be marked correctly on site prior to occupation. All car parking spaces for the disabled users should be as near as possible to main entrances.
 - vi. information about how disabled visitors will be accommodated
 - vii. details of the management company doing the enforcement measures on the unauthorised parking.
 - viii. all car parking spaces in this proposal shall not thereafter be used for any other purpose than parking and turning of vehicles associated with this developmentThe development shall be carried out and shall operate in accordance with the approved CPMP for each phase.

Reason: To ensure that parking is provided and managed at the development in the interests of highway and pedestrian safety and the free flow of traffic in the area and in accordance with policies CS9 and DM17 of the Barnet Local Plan.

- 42) This condition was discharged through condition 17/5978/CON
- 43) Prior to occupation of any phase of the development hereby permitted, the approved phase of development shall make provision for cycle parking and cycle storage facilities in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority. Such spaces shall be permanently retained and made available for use 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.

- 44) Prior to the first occupation of the dwellings hereby approved full plans, details and specifications of all external lighting to be installed as part of that phase of development shall be submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the approved details prior to the first occupation of each phase of the development and thereafter be maintained as such.

Reason: To ensure that appropriate lighting is provided as part of the development in accordance with policy DM01 of the Barnet Local Plan and 5.3 of the London Plan.

- 45) Prior to the first occupation of each phase of the development hereby approved, an External Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The External Lighting Assessment submitted shall detail the existing average night time luminance and light spread levels across the application site at night, identify the levels of light pollution received at the windows to residential properties within the phase of the proposed development and, where appropriate, identify the measures to be used to mitigate the impacts of light pollution on the future occupiers proposed dwellings. Any light pollution mitigation identified in the External Lighting Assessment shall be implemented in full prior to the first occupation of the new dwellings in each phase of the development.

Reason: To ensure the development provides adequate amenities of the future occupiers of the proposed dwellings and to accord with policy DM01 of the Barnet Local Plan.

- 46) Prior to the development hereby permitted proceeding above ground floor damp proof course level, a scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all blocks in that phase of development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the details approved and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the townscape and character of the area, so that it accords with policies CS5 and DM01 Barnet Local Plan.

- 47) Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) the following operations shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

- The installation of any structures or apparatus for purposes relating to telecommunications on any part the development hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that Order.

Reason: To ensure that the development does not impact adversely on the townscape and character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policies CS5 and DM01 Barnet Local Plan.

- 48) Notwithstanding the details of the application, hereby approved, prior to the first occupation of Block D, a revised site car parking layout shall be submitted to and approved in writing by the Local Planning Authority showing an additional 3 car parking spaces unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sufficient parking is provided in the interests of highway and pedestrian safety and the free flow of traffic in the area and in accordance with policies CS9 and DM17 of the Barnet Local Plan.