

**LOCATION:** Dollis Valley Estate (Phase 3 ) Barnet EN5 2TS

**REFERENCE:** 17/5168/RMA                      **Received:** 08 Aug 2017  
**Accepted:** 11 Aug 2017

**WARD:** Underhill                              **Expiry:** 10 Nov 2017

**APPLICANT:** Mr Robin Williamson

**PROPOSAL:** Reserved matters application seeking approval of landscaping, appearance, scale, access and layout for Phase 3 of the Dollis Valley Regeneration pursuant to Condition 7 of the hybrid planning permission reference B/00354/13 dated 01/10/2013 involving the erection of 117 residential dwellings (Use Class C3) comprising 61 houses and 56 apartments, including associated infrastructure, car parking and landscaping, together with details to discharge the requirements of the following conditions:

- 6 - Phasing and Implementation Strategy
- 7 - Reserved Matters to be Submitted per Phase
- 39 - Children's Play Space
- 48 - Archaeology
- 53 - Sound Insulation
- 89 - Daylight, sunlight and overshadowing assessment

## **APPLICATION SUMMARY**

The Dollis Valley Estate is designated as one of the Council's Priority Housing Estates for Regeneration in its Local Plan (Core Strategy) Development Plan Document (2012). It forms part of Barnet's Place Shaping Strategy and the Three Strands Approach 'Protection, Enhancement and Growth' which seeks to guide regeneration in the Borough.

There is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment and the current isolation of the estate from the surrounding area as well as its ability to deliver new housing and create a new revived neighbourhood.

The redevelopment of the Estate (along with other similar housing estates within the Borough) has been a longstanding priority for the Council for many years. In 2011, following a competitive dialogue process, Countryside Properties (CP) and London and Quadrant Housing Trust (L&Q) were selected as Barnet Council's preferred development partner for the regeneration of the Dollis Valley Estate.

A hybrid planning application was granted in October 2013 under planning application B/00354/13 for the redevelopment of the Dollis Valley Estate and comprising for the redevelopment of Dollis Valley Estate to accommodate up to 631 residential units, replacement community space, new open space and infrastructure. The application was submitted in a part outline/ part detailed form (referred to as a 'hybrid' application), with detailed permission being sought for Phase 1 of the development comprising of 108 residential units, the new community space and associated café and nursery and associated public open space, road network and parking and outline permission for Phases 2-5 comprising the balance of 523 residential units and associated road network, open space provision and parking.

The outline element of the hybrid planning permission approved a masterplan and a series of plans for the development which established the siting of the new buildings, landscaping, the points of access and road layout. The scale of the buildings, external appearance and landscaping were 'reserved' for future consideration.

Countryside Properties (UK) Ltd and London and Quadrant Housing Trust have submitted a reserved matters application for the scale, external appearance and landscaping for Phase 3 of the Dollis Valley regeneration. Phase 3 is the smallest of the noted construction phases covering an area of 1.8 hectares. Phase 3 looks to provide 117 dwellings comprising of 61 houses and 56 apartments. Of the 117 units, 74 will be for private sale, 38 affordable rent and 5 intermediate, representing an affordable housing provision of 37%. The current application focuses on only some of the required reserved matters under Phases 3.

The reserved matters as per condition 7 pertain to the detailed design, appearance and landscaping of Phase 3 have been assessed and it is considered that the proposals will deliver high quality, sustainable, residential accommodation. The vision of the development to create a contemporary 'Arts and Crafts' garden suburb is carried forward in the detailed design of the houses and flats whilst the scale and form of the buildings respect the surrounding residential context. The use of high quality brick throughout these zones will provide a robust material as well as continuity across the overall masterplan. The overall layout and design of the buildings and landscape is considered to create a high quality residential environment and enhanced public realm consistent with details submitted under previous phases of which Phase 1 has been completed and Phase 2 is currently under construction.

This application is the second reserved matters application submitted pursuant to the hybrid approval and will allow Phase 3 of the regeneration of the Dollis Valley Estate to be delivered and contribute to the objective of creating a new, mixed and balanced communities comprising new private sale homes as well as affordable housing that will bring social, economic and environmental benefits to the surrounding area.

## **RECOMMENDATION**

**Recommendation 1:** Approve Subject to conditions.

**Recommendation 2:** It is RESOLVED that the Committee grants delegated authority to the Head of 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).

## **ASSESSMENT**

### **1. SITE AND SURROUNDINGS**

The application site is located in the north part of Barnet in the Underhill Ward. It lies within the valley south of Chipping/High Barnet and north of the Totteridge and the Dollis Valley Brook. It extends to an area of approximately 10.8 hectares, to the south of Mays Lane and comprises of the majority of the Dollis Valley Estate, built in 1967 on a historic sewage disposal site. It also includes Hammond Close and land to the west of the estate which was redeveloped under Phases 1 and 2.

The site is bounded by residential properties on all sides and the locality is predominantly characterised by two-storey dwellings of a modest scale. In the immediate surroundings streets are generally lined with terraced and semi-detached dwellings of a modest scale. Further north, towards the historic town centre of Chipping Barnet, larger detached and semi-detached dwellings of a diversity of sizes and ages are found.

The land referred to above as the Dollis Valley Estate originally consisted of several blocks of flats and maisonettes providing 436 units of which 103 have been demolished. The buildings range from 2-5 storeys and are mostly of pre-fabricated concrete construction with shallow pitched roofs. The estate's main access and egress is from Dollis Valley Drive/ Dollis Valley Way, off Mays Lane, which forms a continuous loop around the main estate and connects to the smaller residential streets of Bryant Close, Crocus Field, Meadow Close and Rossiter Fields which are excluded from the site.

In addition to the residential units on the estate there is also the Rainbow Centre. Given the location of these facilities within the estate, they are not readily accessible to the wider community.

The levels fall from north to south. The slope is steepest in the northern part of the site and becomes gentler towards Dollis Brook. Despite the relatively wide gap in the Mays Lane street scene at the Dollis Valley Drive/ Way junction, the presence of mature trees and steepness of the slope mean there is little visual connection with the Estate from the north and pedestrian movement is secondary to the dominance of the road network.

The Dollis Valley Estate is designated as one of the Council's Priority Housing Estates for Regeneration in its Local Plan (Core Strategy) Development Plan Document (2012). The Estate is identified in the Council's 2012 adopted Local Plan - Core Strategy Development Plan Document (DPD) as one of the Priority Housing Estates for regeneration. It also forms part of the Barnet's Place Shaping Strategy, the Three Strands Approach 'Protection, Enhancement and Growth' which seeks to guide regeneration in the Borough. Therefore there is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment and the current isolation of the estate from the surrounding area as well as its ability to deliver new housing.

The redevelopment of the Estate (along with other similar housing estates within the Borough) has been a longstanding priority for the Council for many years. A development partner (Warden Housing Association) was selected in 2003 to deliver the regeneration of the site involving redevelopment to provide new homes (affordable rented, shared ownership and private sale) together with new community facilities and the rebuild and expansion of the Barnet Hill primary school.

In 2011, following a competitive dialogue process, Countryside Properties (CP) and London and Quadrant Housing Trust (L&Q) were selected as Barnet Council's preferred development partner for the regeneration of the Dollis Valley Estate. The proposals developed by CP aimed to ensure that there was no reliance on public subsidy or affordable housing grant in order to deliver the scheme and were focused around the concept of a low density 'garden suburb' layout dominated by houses with private gardens with a traditional pattern of streets and spaces.

A hybrid planning application was submitted in January 2013 for: The redevelopment of the Dollis Valley Estate and comprising of the demolition of all existing buildings (440 residential units, retail and community buildings) within the defined planning application boundary and the:

- Construction of up to 631 new residential units to be provided as a mix of houses and flats with 230 for social rent, 20 intermediate units and 381 units for private sale;
- Provision of 417sqm of community space (Use Class D1) including the provision of a nursery;

- Provision of 3 new areas of open space totalling 3,485sqm;
- New access road from Mays Lane;
- Alterations to the Dollis Valley Drive junction with Mays Lane, the existing means of access to the site;
- New internal road network;
- Provision of a maximum of 788 parking spaces;
- Pedestrian and cycle routes across the site linking into the pedestrian and cycle network in the surrounding area and the Dollis Valley Green Walk;
- Enhanced public transport facilities and provision of 3 new bus stops and;
- New street planting and landscaping.

The application was submitted in a part outline/part detailed form (referred to as a 'hybrid' application), with detailed permission being sought for phase 1 of the development comprising of 108 residential units the new community space and associated café and nursery and associated public open space, road network and parking and outline consent for phases 2-5 comprising the balance of 523 new residential units and associated road network, open space provision and parking.

The Planning and Environment Committee resolved to grant planning permission subject to the completion of an associated S106 and Direction from the Mayor of London. The S106 was signed and the planning decision issued on the 1 October 2013 following confirmation from the Mayor of London that they did not wish to direct refusal.

Phase 3, the main subject of this application, represents the smallest development phase area for the wider scheme covering an area of 1.8ha. It is bounded by the rear properties at Brent Place, Dollis Valley Way and Dollis Valley Drive.

## **2. PROPOSAL**

The application seeks approval for the reserved matters for Phase 3 detailed under conditions 6 and 7 as well as the discharge of conditions for the hybrid planning permission reference: B/00354/13. These details are as:

- Condition 6 (Phasing and Implementation);  
Requires details of the proposed phasing of Phases 2-5 prior to the commencement of development within each phase. – This was previously discharged under the Phase 2 submission, planning reference B/02349/14. However the current application looks to make further amendments.
- Condition 7 requires the submission reserved matters pertaining to housing, landscaping, scale, layout and appearance. Phase 3 is the smallest of the

noted construction phases covering an area of 1.8 hectares. Phase 3 looks to provide 117 dwellings comprising of 61 houses and 56 apartments. Of the 117 units, 74 will be for private sale, 38 for affordable rent and 5 intermediate, representing an affordable housing provision of 58%. The proposed housing mix is as follows:

	Private	Affordable	Intermediate	Total
<b>Apartments</b>				
1 bed 2 persons	6	10	-	16
2 bed 3 persons	5	10	5	20
2 bed 4 persons	17	3	-	20
3 bed 5 persons	-	-	-	-
<b>Houses</b>				
2 bed 4 persons	-	-	-	-
3 bed 5 persons	12	7	-	19
3 bed 6 persons	15	-	-	15
4 bed 6 persons	-	8	-	8
4 bed 7 persons	19	-	-	19
<b>Total</b>	<b>74</b>	<b>38</b>	<b>5</b>	<b>117</b>

Landscaping details have been submitted pertaining to the proposed rear gardens, tree and shrubbery planting, courtyard in block 4. In addition to the proposed housing, two out of the three public squares secured under the outline consent are located within Phase 2, along with associated children's play equipment and landscaping.

- Condition 39 (Children's playspace);  
Requires details of children's play prior to the commencement of development within each phase.
- Condition 48 (Archaeology);  
Requires the submission of a written scheme of investigation prior to the commencement of development within each phase.
- Condition 53 (Sound Insulation);  
Required details of proposed sound insulation measures prior to the commencement of development within each phase.
- Condition 89 (Daylight, Sunlight, Overshadowing Assessment).  
Requires a daylight and sunlight and overshadowing assessment to be submitted with each reserved matters application.

The applicant originally submitted details pursuant to the discharge of conditions 16, 23, 35, 37, 40, 49 and 51. However the details were deemed to be insufficient to

allow a formal discharge of these conditions and were subsequently they were withdrawn from the application.

### **3. RELEVANT SITE HISTORY**

**B/00354/13:** Hybrid planning application for the redevelopment of Dollis Valley Estate to accommodate up to 631 residential units, replacement community space, new open space and infrastructure comprising: Outline permission for the demolition of existing buildings and the construction of up to 523 new residential units, together with new public open spaces, junction improvements to existing access onto Mays Lane, enhanced pedestrian, cycle and public transport facilities, car parking, infrastructure and other ancillary works. Detailed element (Phase 1) for the demolition of existing buildings (including the former Barnet Hill School, 131-135 Mays Lane and Barnet South Community Association Hall) and construction of 108 new residential units and 417sqm of non-residential (class D1 use) floorspace (new community centre and nursery space), together with new public open space, creation of new vehicular access from Mays Lane and new car parking, bike storage, infrastructure and other ancillary works. Submission of Environmental Statement. – **Granted, 01/10/2013.**

#### ***Preapplication:***

Countryside and L&Q engaged in pre-application consultation with LBB through the following meetings:

- 23 February 2017 – introduction to proposals
- 21 April 2017 – design rationale
- 11 May 2017 – transport and landscape

### **4. PUBLIC CONSULTATIONS AND VIEWS EXPRESSED**

The application was advertised via a Site Notice displayed at the site for a period of 21 days from the 24 August 2017.

The application was also publicised via direct neighbour letters to 1476 neighbouring properties. One neighbour comment has been received from the following address:

- Dollis Valley Partnership Board, 82 Millbridge Barnet Herts EN5 2UQ (Supports)

These comments can be summarised as follows:

- Request to speak.

- *“We are nearly 50% through the regeneration of Dollis Valley and phase 3 marks this mile stone and we do this with great pride that the first two phases have brought to the resident of the new homes and great anticipation of the other residents looking forward to the future when they can move in to there new homes, so there for I would ask for all concerned to approve this application so that we can finish the fabulous effort and work already completed.”*

## 5. STATUTORY AND INTERNAL BODIES

- **Historic England:** No objection. It is agreed that planning condition 48 does not require any further investigation. Therefore it is approved for discharge.
- **Highways England:** No objection.
- **Cadent (National Grid):** No objection.
- **Transport for London:** No objection.  
TfL notes that 156 parking spaces will be provided for the 117 dwellings, as agreed at the outline stage. Also, the stopping up of highways will be required and is acceptable.
- **Barnet Council’s Environmental Health Service Comments:** The External Façade Sound Insulation report prepared by WSP in June 2017 gives satisfactory levels of acoustic glazing to discharge condition 53.
- **Barnet Council’s Waste and Refuse Officer:** No objection.
- **Barnet Council’s Highways Officer:** Insufficient information has been submitted to allow a detailed consideration of highways matters. Therefore conditions 16, 23, 35 and 37 cannot be discharged at this stage.
- **Barnet Council’s Arboricultural Officer:** No comments received.

## 6. KEY PLANNING POLICY

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. The Core Strategy and Development Management Policies documents 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.

Officers have considered the development proposals very carefully against the relevant policy criteria and have concluded that the development will fulfil them to a satisfactory level, subject to the conditions and planning obligations recommended. The proposed development is therefore considered to comply with the requirements of the development plan.

#### *6.1 National Planning Policy Framework*

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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 retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits. The relevant Policies are as follows:

- 2. Ensuring the vitality of town centres
- 4. Promoting sustainable transport

- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment

## *6.2 The Mayor's London Plan 2017*

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life. The Relevant Policies are as follows:

- Policy 1.1 - Delivering the Strategic Vision and Objectives for London
- Policy 2.6 - Outer London: Vision and Strategy
- Policy 2.7 - Outer London: Economy
- Policy 2.8 - Outer London: Transport
- Policy 2.15 - Town Centres
- Policy 2.18 - Green Infrastructure: the Network of Open and Green Spaces
- Policy 3.1 - Ensuring Equal Life Chances for All
- Policy 3.2 - Improving Health and Addressing Health Inequalities
- Policy 3.3 - Increasing Housing Supply
- Policy 3.4 - Optimising Housing Potential
- Policy 3.5 - Quality and Design of Housing Developments
- Policy 3.6 - Children and Young People's Play and Informal Recreation Facilities);
- Policy 3.8 - Housing Choice
- Policy 3.9 - Mixed and Balanced Communities
- Policy 3.10 - Definition of Affordable Housing
- Policy 3.11 - Affordable Housing Targets
- Policy 3.12 - Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- Policy 3.13 - Affordable Housing Thresholds
- Policy 3.16 - Protection and Enhancement of Social Infrastructure
- Policy 3.19 - Sports Facilities
- Policy 4.1 - Developing London's Economy
- Policy 4.2 - Offices
- Policy 4.3 - Mixed Use Development and Offices
- Policy 4.4 - Managing Industrial Land and Premises

- Policy 4.6 - Support For and Enhancement of Arts, Culture, Sport and Entertainment Provision
- Policy 4.10 - Support New and Emerging Economic Sectors
- Policy 4.12 - Improving Opportunities for All
- Policy 5.1 - Climate Change Mitigation
- Policy 5.2 - Minimising Carbon Dioxide Emissions
- Policy 5.3 - Sustainable Design and Construction
- Policy 5.5 - Decentralised Energy Networks
- Policy 5.6 - Decentralised Energy in Development Proposals
- Policy 5.7 - Renewable Energy
- Policy 5.8 - Innovative Energy Technologies
- Policy 5.9 - Overheating and Cooling
- Policy 5.10 - Urban Greening
- Policy 5.12 - Flood Risk Management
- Policy 5.13 - Sustainable Drainage
- Policy 5.14 - Water Quality and Wastewater Infrastructure
- Policy 5.15 - Water Use and Supplies
- Policy 5.16 - Waste net Self-Sufficiency
- Policy 5.17 – Waste Capacity
- Policy 5.21 - Contaminated Land
- Policy 6.1 - Strategic Approach
- Policy 6.2 - Promoting Public Transport Capacity and Safeguarding Land for Transport
- Policy 6.3 - Assessing Effects of Development on Transport Capacity
- Policy 6.4 - Enhancing London's Transport Connectivity
- Policy 6.7 - Better Streets and Surface Transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing Traffic Flow and Tackling Congestion
- Policy 6.12 - Road Network Capacity
- Policy 6.13 - Parking
- Policy 7.1 Building London's Neighbourhoods and Communities
- Policy 7.2 Inclusive Environment
- Policy 7.3 - Designing Out Crime
- Policy 7.4 - Local Character
- Policy 7.5 - Public Realm Policy 7.6 - Architecture
- Policy 7.8 - Heritage Assets and Archaeology
- Policy 7.13 - Safety, Security and Resilience to Emergency
- Policy 7.14 - Improving Air Quality
- Policy 7.15 - Reducing and Managing Noise
- Policy 7.18 - Protecting Open Space and Addressing Deficiency
- Policy 7.19 - Biodiversity and Access to Nature

- Policy 7.21 - Trees and Woodlands
- Policy 7.30 - London's Canals and Other Rivers and Waterspaces
- Policy 8.2 - Planning Obligations
- Policy 8.3 - Community Infrastructure Levy

### 6.3 *Barnet London Borough 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 policies are most relevance to the determination of this application are set out below.

#### 6.3.1 *Core Strategy (Adopted 2012):*

- Policy CS NPPF - National Planning Policy Framework–Presumption in favour of sustainable development
- Policy CS1 - Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach
- Policy CS3 - Distribution Of Growth In Meeting Housing Aspirations
- Policy CS4 - Providing Quality Homes and Housing Choice in Barnet
- Policy CS5 - Protecting and enhancing Barnet's character to create high quality places
- Policy CS6 - Promoting Barnet's Town Centres
- Policy CS7 - Enhancing and Protecting Barnet's Open Spaces
- Policy CS8 - Promoting a Strong and Prosperous Barnet
- Policy CS9 - Providing safe, effective and efficient travel
- Policy CS10 - Enabling inclusive integrated community facilities and uses
- Policy CS11 - Improving health and wellbeing in Barnet
- Policy CS12 - Making Barnet a Safer Place.
- Policy CS13 - Ensuring the efficient use of natural resources
- Policy CS14 - Dealing with our waste
- Policy CS15 - Delivering the Core Strategy

#### 6.3.2 *Development Management Policies (Adopted 2012):*

- Policy DM01 - Protecting Barnet's character and amenity
- Policy DM02 - Development standards
- Policy DM03 - Accessibility and Inclusive Design
- Policy DM04 - Environmental considerations for development
- Policy DM06 - Barnet's Heritage and Conservation
- Policy DM08 - Ensuring a Variety of Sizes of New Homes to Meet Housing Need.

- Policy DM10 - Affordable Housing Contributions
- Policy DM11 - Development Principles for Barnet's Town Centres
- Policy DM13 - Community and education uses
- Policy DM14 - New and Existing Employment Space
- Policy DM15 - Green Belt and open spaces
- Policy DM16 - Biodiversity
- Policy DM17 - Travel impact and parking standards

#### *6.4 Supplementary Planning Documents and Guidance*

The Council and the Greater London Authority in association with the Mayor of London have produced a number of adopted Supplementary Planning Documents (SPDs) which provide detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet including generic environmental requirements to ensure that new developments within Barnet meets sufficiently high environmental and design standards. The below provides a list of policies relevant to the scheme.

##### *Barnet Council:*

- *Sustainable Design and Construction (May 2016)*  
The Sustainable Design and Construction (SPG) seeks to design and construct new development in ways that contribute to sustainable development. In terms of waste, the preferred standard seeks to provide facilities to recycle or compost at 60% of waste by 2015. The SPG also states that the siting of recycling facilities should follow consideration of vehicular access to the site and potential (noise) impacts on amenity.
- *The Mayor's Climate Change Mitigation and Energy Strategy (October 2011)*  
The strategy seeks to provide cleaner air for London. This strategy focuses on reducing carbon dioxide emissions to mitigate climate change, securing a low carbon energy supply for London and moving London to a thriving low carbon capital.
- *Accessible London: Achieving an Inclusive Environment (April 2004)*  
The strategy sets out to provide detailed advice and guidance on the policies in the London Plan in relation to achieving an inclusive environment.
- *Planning for Equality and Diversity in London (October 2007)*  
This guidance sets out some of the overarching principles that should guide planning for equality in the London context
- *Planning Obligations (April 2013)*  
The Planning Obligations SPD focuses on when Planning Obligations will be required and the relationship with CIL. It sets the requirements for different

scales of development as well as the procedural process for delivering a legal agreement.

- *Residential Design Guidance (October 2016)*

This provides a clear and consistent message on how we manage change within Barnet's suburbs. The SPD consolidates and updates the existing framework for residential design which mainly focused on improvements to the existing housing stock (Design Guidance Notes on Extensions, Conversions, Porches, and Hardstandings and Vehicular Crossovers). Thereby providing a more detailed residential design guidance issues relevant to Barnet such as local character, density, built form, car parking and amenity space standards connected with new build development. Through these changes the SPD sets out the local priorities for protecting and enhancing Barnet's character, providing a local reference point that is in keeping with national guidance on good design.

#### *Greater London Authority*

- *Affordable Housing & Viability (August 2017)*

The Mayor's long-term aim is for half of all new homes to be affordable. The SPD offers an ambitious and practical first step to raise the amount of affordable housing coming through the planning system ahead of the new London Plan in 2019. It will also ensure that development appraisals are robustly and consistently scrutinised as well as speeding up the planning process for those schemes which are delivering more affordable homes.

- *Housing (March 2016)*

This provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.

- *Sustainable Design and Construction (April 2014)*

This document provides practical guidance on sustainable technologies and practices such as urban greening, pollution control, decentralised energy, how to offset carbon dioxide where the targets set out in the London Plan are not met and basements policy and developments.

- *The Mayor's Climate Change Mitigation and Energy Strategy (October 2011)*

The strategy seeks to provide cleaner air for London. This strategy focuses on reducing carbon dioxide emissions to mitigate climate change, securing a low carbon energy supply for London and moving London to a thriving low carbon capital.

- *All London Green Grid (March 2012)*

This strategy provides guidance for designing and managing green and open spaces to bring about previously unrealised benefits. In doing so, it aims to encourage boroughs, developers, and communities to collectively increase the delivery of green infrastructure for London.

- **Streets Manual TFL(March 2007)**  
Manual for Streets (MfS) supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement, which are now withdrawn in England and Wales. It complements Planning Policy Statement 3: Housing and Planning Policy Wales. MfS comprises technical guidance and does not set out any new policy or legal requirements.
- **Technical Housing Standards (March 2015)**  
This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- ***All London Green Grid (March 2012)***  
This strategy provides guidance for designing and managing green and open spaces to bring about previously unrealised benefits. In doing so, it aims to encourage boroughs, developers, and communities to collectively increase the delivery of green infrastructure for London

## **7. PLANNING CONSIDERATIONS**

The main areas for consideration are:

- Principle of Development
- Design
- Impact on Neighbouring Amenity
- Trees
- Sustainability
- Highways
- Refuse and Recycling Storage

### **7.1 *Principle of Development***

The principle of constructing 117 residential dwellings (61 houses, and 56 apartments within 2 apartment blocks) at the site and provision of landscaping is established by the hybrid/outline planning permission.

Condition 6 (Phasing and Implementation) requires a Detailed Phasing and Implementation Strategy to be submitted and approved by the Local Planning Authority (LPA) prior to the commencement of development. This was previously assessed and deemed to be acceptable under the Phase 2 reserve matters application (ref: B/02349/14). However the current application looks to amend the approved details to allow for the following minor changes:

- Slight amendment to the boundary of Phase 3.
- New construction dated to include:
  - Phase 1 – Feb 14 to July 16
  - Phase 2 – Jun 15 to Sep 18
  - Phase 3 – Oct 18 to Feb 21
  - Phase 4 – Mar 21 to May 23
  - Phase 5 – May 23 to Aug 25

The reserved matters currently under consideration as per condition 7 of the hybrid permission are related to details of layout, scale, landscaping and appearance:

**Scale** – the height, width and length of each building proposed in relation to its surroundings.

**Layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

**Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

**Landscaping** – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

**Access** – The internal road layout was established at outline stage. This current application shows roads in the same location in compliance with the outline parameters for access.

The 'outline' element of the hybrid planning permission provided for a series of parameter plans which establishes a series of parameters and principles to create a clear framework of planning control and fix the quantum of development, land uses, levels and access arrangements.

The key parameter plans of relevance to the consideration of this application are:

- Parameter Plan 2346\_A\_110: Development Zones



This plan defines the extent of private space occupied by the buildings and their associated front and rear gardens and prescribes the maximum developable area per zone (the maximum Gross Internal Area). Outside of these defined zones is space belonging to the public realm comprising of roads, footpaths and public open spaces.

- **Parameter Plan 2346\_A\_111: Phasing**  
This plan defines the phasing strategy for the redevelopment. As the redevelopment of the estate involves re-housing existing tenants the phase boundaries are defined by land availability, maintaining access and the decant requirements of each phase. These phases may in future be varied with the prior approval of the Council on the application of the developers, provided the variations are unlikely to cause significant unanticipated adverse environmental effects and/or to undermine comprehensive development in accordance with planning policy.
- **Parameter Plan 2346\_A\_112: Storey Numbers, Building Heights, Site Levels**  
This establishes per development zone the maximum number of storeys above ground level, maximum height of buildings from ground level and sets parameters for future ground levels within the site.
- **Parameter Plan 2346\_A\_113: Access and Circulation**  
Establishes the movement strategy for the site and the locations of primary and secondary access points to the site for vehicles, cycles and pedestrians including connections to the surrounding network as well as identifying street hierarchy, bus routes and locations for bus stops.
- **Parameter Plan 2346\_A\_114: Land Uses**  
Establishes the parameters for the distribution of land uses across the site.
- **Parameter Plan 2346\_A\_115: Strategic Landscape**  
Establishes the location and extent of public open spaces and associated shared surfaces together with the tree planting strategy.

These plans are read in conjunction with the Design Guidelines and Scale Threshold Tables (contained within chapters 3-8 of the Design and Access Statement) which support and expand upon the details in the Parameter Plans. Collectively these establish a series of development principles that will be used to guide the detail of future phases and the preparation of 'Reserved Matters' applications to ensure the resultant development is in accordance with the outline elements of the hybrid permission.

The application broadly accords with the agreed parameters of the outline consent with the exception of several minor differences. These differences are discussed in detail below.

## **7.2 Design**

The National Planning Policy Framework (published 2012) 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 high quality design goes beyond aesthetic considerations.

The London Plan also contains a number of relevant policies on character, design and landscaping. Policy 7.1 of the London Plan further emphasises the need for a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood. 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. Architectural design criteria are set out at Policy 7.6.

Policy CS5 of Barnet Council's policy framework seeks to ensure that all development in Barnet respects local context and distinctive local character, creating places and buildings of high quality design. In this regard Policy CS5 is clear in mandating that new development should improve the quality of buildings, landscaping and the street environment and in turn enhance the experience of Barnet for residents, workers and visitors alike. Policy DM01 also requires that all developments should seek to ensure a high standard of urban and architectural design for all new development and high quality design, demonstrating high levels of environmental awareness of their location by way of character, scale, mass, height and pattern of surrounding buildings, spaces and streets. Proposals should preserve or enhance local character and respect the appearance. Policy DM03 seeks to create a positive and inclusive environment that also encourages high quality distinctive developments. The above policies form the basis for the assessment on design.

The proposals demonstrate a building layout in broad accordance with the Illustrative Masterplan and is considered to achieve the requirements of Policies CS5 and DM01. The detailed design of the development is discussed in greater detail later in the report under Design Considerations.

### *Archaeology*

Condition 48 of the hybrid planning permission requires the implementation of a programme of archaeological mitigation with each phase. The applicant has submitted a statement in support of their application advising that no archaeological sites or deposits have been found in the Phase 3 part of the development and that due to the level of groundworks which were carried out when Dollis Valley Estate was constructed in the 1960's it is unlikely that Phase 3 has any sites of archaeological interest. Therefore no further investigation is required. Historic England have been consulted and have confirmed that they are satisfied that no archaeological material would be lost by the development. In light of this they have no objection to the proposal. Condition 48 is therefore discharged by this application.

### *Housing form*

The application proposes 10 housing styles and two blocks of flats – Block 4 (33 units) and Block 6 (23 units). The 10 designs for the houses include the following:

Unit Type	Type	Unit size	Policy 3.5 Req.	Proposed /sqm	Fail/Comply
DV1b	Affordable, 2 storey terraced house	3B5P	93	101	Comply
DV1c	Private, 2 storey terraced house	3B5P	93	101	Comply
DV1d	Affordable, 3 storey terraced house,	4B6P	112	119	Comply
DV5	Private/ Affordable 2 storey terraced house	3B6P	102	107	Comply
DV7e	Private, 3 storey Townhouse	4B8P	130	162	Comply
DV11a	Private, 3 storey Townhouse	3B6P	108	127	Comply
DV11b	Affordable, 2 storey Townhouse	3B5P	93	96	Comply
DV12	Private/Affordable 2 storey Coachhouse,	3B6P	102	113	Comply
DV14	Private, 3 storey terraced house	3B5P	99	114	Comply
DV15a	Affordable, 3 storey terraced house,	4B6P	112	127	Comply

The proposed housing forms, in terms of their scale and footprint has been informed by the parameter plans 2346\_A\_110 Rev A and 2346\_A\_112. The parameter plans prescribed building heights of between 1-4 storeys. However, as a result of the housing needs survey the tenure and housing mix have been adjusted resulting in a change to Block 4 to accommodate an additional storey. The Design Officer has previously commented that although there is an increase to the storey height from 4 to 5 storeys, the overall building height remains within the maximum height parameter of 15 metres contained within the approved parameter plans. In addition, the footprint of Block 6 has been increased to allow for a greater number of affordable housing units in response to the housing survey. This change is not considered harmful to the character of the location and would not materially alter the appearance of Phase 3.

### *Housing Mix*

Development Plan policies require proposals to provide an appropriate range of dwelling sizes and types, taking account of the housing requirements of different groups to address the housing needs in Barnet (See policy DM08). The Council's Local Plan documents identify 3 and 4 bedroom units as being of the highest priority types of market housing for the Borough. The need for a diverse range of units sizes is also echoed within London Plan Policy 3.8. The table below provides a breakdown of the proposed units:

	Private	Affordable	Intermediate	Total
<b>Apartments</b>				
1 bed 2 persons	6	10	-	16
2 bed 3 persons	5	10	5	20
2 bed 4 persons	17	3	-	20
3 bed 5 persons	-	-	-	-
<b>Houses</b>				
2 bed 4 persons	-	-	-	-
3 bed 5 persons	12	7	-	19
3 bed 6 persons	15	-	-	15
4 bed 6 persons	-	8	-	8
4 bed 7 persons	19	-	-	19
<b>Total</b>	<b>74</b>	<b>38</b>	<b>5</b>	<b>117</b>

Under the hybrid permission an indicative housing mix was agreed to be formalised under subsequent reserve matters applications. This mix was to be informed by housing needs within the Borough identified by the Council. Although the Council has identified a lack of larger housing units of 3 or more bedrooms, the main Council housing demand is primarily family units. The London Plan considers that family units equate to properties that can house three or more persons. Based on this definition, the proposal would allow for 86% new family units of which 52% would

represent 3 bedrooms or more. Therefore the proposed housing mix is welcomed as it would address demand for family units within the Borough.

### *Density*

Policy 3.4 of the London Plan states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2. The site measures 1.8 hectares and has a PTAL rating of 2. Based on Table 3.2 the site is of an “urban” character. This has been defined as an area “*with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes.*”. The site would have a density of between 200-450 units per hectare. This is in keeping with the London Plan density matrix.

### *Internal space Standards for future Occupiers*

Policy 3.5 of the London Plan states that new residential units should provide the highest quality internal environments for their future residents and should have minimum floor areas in accordance with the Government’s technical housing standards set out in Table 3.3. It recognises that a genuine choice of homes should be provided in terms of both tenure and size. Detailed residential standards are also contained within the Mayor’s London Housing SPG.

The above table shows that all the proposed units are of a generous size and comply with the required London Plan and the National Technical Housing Standards. In all cases, the units meet the technical space standards for bedrooms (double 11.5/single 7.5). All of the units would also achieve a minimum ceiling height of 2.5 metres as detailed under Policy 3.5.

### *Affordable Housing*

Policies 3.8 to 3.13 of the London Plan relate to affordable housing. Policy 3.11 states that the Mayor will, and boroughs and other relevant agencies and partners should, seek to maximise affordable housing provision and ensure an average of at least 17,000 more affordable homes per year in London over the term of this Plan. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing. Paragraph 173 of the NPPF imposes an obligation on Councils to ensure viability when setting requirements for affordable housing.

Policy 3.12 of the London Plan further seeks the maximum reasonable amount of affordable housing when negotiating on individual housing schemes but states that the objective is to encourage rather than restrain residential development.

Policy CS4 of Barnet's Core Strategy states that the Council will seek 40% affordable on all sites capable of accommodating ten or more dwellings. In doing so, the Council will be seeking a 60/40 mix with 60% social renting and 40% intermediate. This is applicable to the current application site. The development would incorporate 38 affordable rent housing units and 5 intermediate properties. Taking into account Phases 1 and 2, the overall total is 40% affordable. This is in keeping with policy CS4.

#### *Disabled Units/Access*

Policy 3.8 of the London Plan further states that 10% of new residencies within a development should be wheelchair accessible or easily adaptable for residents who are wheelchair users. Provision should also be made for affordable family housing, wheelchair accessible housing and ensure all new housing meets parts M4 (2) and (3) of the Building Regulations as follows:

##### *Part M4(2)*

- *90% of the dwellings shall be designed to be Category 2 'Accessible and adaptable'*

##### *Part M4(3)*

- *10% of the dwellings shall be designed to be Category 3 'Wheelchair user dwellings'*

Details submitted with the application demonstrate that the overall development would meet the required 10% wheelchair provision and 10% wheelchair car parking requirement in compliance with the above. This is acceptable.

#### *Sunlight and Daylight to Proposed Units*

The application is accompanied by an independent Daylight/Sunlight report prepared by PRP which provides an assessment of the potential impact of the development on sunlight, daylight and overshadowing to neighbouring residential properties and the proposed units based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide'.

Daylight has been assessed in terms of Vertical Sky Component (VSC) and sunlight has been assessed in terms of Annual Probable Sunlight Hours (APSH) and overshadowing has been assessed against the above BRE guidelines. The BRE Guidelines provide numerical guidelines, however these are not mandatory and should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Daylight: the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either:

*The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value. (Skylight); or*

*The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.*

It should be noted that the London Plan guidance states that in view of London's context accepting VSC reductions exceeding 20% is acceptable.

Sunlight: the BRE Guidelines confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment for sunlight losses. For those windows that do warrant assessment it is considered that there would be no real noticeable loss of sunlight where:

*In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period; and In cases where these requirements are breached there will still be no real noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of annual probable sunlight hours.*

All habitable rooms proposed under Phase 3 were tested for daylight and sunlight. The majority of the units are dual aspect. The applicant's Sunlight and Daylight Assessment states that the majority of the units (90%) would achieve the minimum requirement and pass the BRE test. As such, the overall development would provide a good quality of accommodation to future occupants in terms of daylight and sunlight.

#### *Outdoor amenity*

The London Housing SPG provides further guidance in relation to the provision of dual aspect units and private amenity space. Housing SPG standard 4.10.1 states that 5m<sup>2</sup> of private amenity space should be provided for each one bedroom unit, with a further 1m<sup>2</sup> provided for each additional occupant. Standard 4.10.3 states that the minimum length and depth of areas of private amenity space should be 1.5m and that developments should avoid single aspect units which are north facing, have three or more bedrooms, or are exposed to a particularly poor external noise environment.

Barnet's Sustainable Design and Construction SPD sets the minimum standards for outdoor amenity space provision in new residential developments. Flats are

expected to provide 5sqm of usable outdoor communal or private amenity space per habitable room proposed and houses considerably more as detailed in Table 2.3 below of SPD Adapted from the Sustainable Design and Construction SPD and are as per the London Plan requirements. For both houses and flats, kitchens over 13sqm are counted as a habitable room and habitable rooms over 20sqm are counted as two habitable rooms for the purposes of calculating amenity space requirements.

<b>Table 2.3: Outdoor Amenity Space Requirements</b>	<b>Development Scale</b>
<b>For Flats:</b> • 5 m <sup>2</sup> of space per habitable room.	Minor, Major and Large scale
<b>For Houses:</b> • 40 m <sup>2</sup> of space for up to four habitable rooms • 55 m <sup>2</sup> of space for up to five habitable rooms • 70 m <sup>2</sup> of space for up to six habitable rooms • 85 m <sup>2</sup> of space for up to seven or more habitable rooms	Minor, Major and Large scale

Details submitted with the application demonstrate that all proposed housing units would provide the required 55sqm or more of outdoor amenity space. In addition, all proposed units within the apartment block would also meet the required London Plan and Barnet Council quota all of which meet the SPD minimum width requirement of 1.5 metres and have a good level of natural light, thereby comprising usable amenity space.

### *Play space*

Under condition 39 of the original hybrid planning permission, it is required that details pertaining to children's play space be submitted for each phase of development.

Policy 3.6 of the London Plan states that housing development proposals should make a provision for play and informal recreation for children and young people. According to Housing SPG standard 1.2.2, the development is required to make appropriate play provisions in accordance with a GLA formula and calculation tool, whereby 10sqm of play space should be provided per child, with under-5 child play space provided on-site as a minimum, in accordance with the London Plan 'Shaping Neighbourhoods: Play & Informal Recreation SPG and 'Providing for Children and Young People's Play and Informal Recreation' SPG'.

The proposed play space was amended in light of the housing needs survey which altered the required housing mix and lead to an increase in the number of projected child yield (see below table).



Phase 3 Child Yield as per Approved Masterplan

Child Age Category	Number of Children
Under 5 yrs	43
5 to 11 yrs	29
12+ yrs	16
Total	89
Total area requirement based on GLA benchmark: 10sqm/child	886.5sqm

Phase 3 Child Yield as per Updated Housing Needs Assessment

Child Age Category	Number of Children
Under 5 yrs	40
5 to 11 yrs	31
12+ yrs	21
Total	91
Total area requirement based on GLA benchmark: 10sqm/child	912.4sqm

Based on the London Plan calculator, it is required that the development provide 912.4sqm of play space (91 children). Details submitted with the application states that play space for the projected number of children generated under Phase 3 is located within the other phases of development. Therefore although no details have been submitted under the current application, as there are no play areas, details will be forthcoming for the required number of play spaces in the other relevant phases.

In light of this, condition 39 of the hybrid permission as it relates to Phase 3 is discharged under the current application.

### *Landscaping*

The majority of the landscaping works such as open space and squares dealt with under other phases. Within Phase 3 landscaping works include:

- Residential garden areas.
- Front garden areas
- Street planting
- Car parking
- Block 4 courtyard retention

Phase 3 will deliver the next landscaping as set out in the Masterplan aims set out on the parameter Plan: 2346\_A\_115. The Masterplan principle referred to green environment populated with planting and an 'avenue' walk emphasised by trees and greenery. The proposed landscaping details largely adhere to these requirements.

### **7.3 Impact on Neighbouring Amenity**

At a national level, Chapter 11 of the NPPF has an approach based on the central principle of sustainability through the pursuit of amenity improvements, developments driven by context, long term improvements to the environment and high quality design. Amenity is also an important consideration of The London Plan (2017) Chapter 7 and Chapter 13 states that when determining planning applications, local planning authorities should ensure that any unavoidable noise,

dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source.

Under the Local Plan, the protection of existing amenity arrangements in any area is considered to be an important aspect of determining whether a proposal is acceptable or otherwise. The protection of existing residential amenity is required through good design in new developments which intern promotes quality environments. More specifically Policy DM01 states that proposals should seek to manage the impact of new developments to ensure that there is not an excessive loss of amenity in terms of daylight/sunlight, outlook and privacy for existing occupiers. While Policy DM04 under point 'd', states that proposals that are likely to generate an excessive level of noise close to noise sensitive uses, such as residential dwellings, will not normally be permitted.

This is further supported by Barnet's Adopted Residential Design Guidance SPD (adopted April 2013) which provides further guidance on safeguarding the amenities of neighbouring and surrounding residential occupiers.

#### *Privacy, overlooking and outlook*

The application proposes windows within all its elevations. There are also balconies and terraces proposed to the north and east elevations. The application site is in the heart of a residential area. Therefore it is surrounded by residential gardens and would have shared boundary walls with several residential properties. However the design of the development results in an acceptable level owing to the position of the rear property garden areas which have been employed to create distance between possible inter-looking windows. Many of the properties would face onto others across from the site, which is a standard and accepted forma of inter-looking between properties. There are no specific elements of the building layout that would have a significant impact on the loss of any existing or future residential development as part of the wider site. The increase in storeys of Block 4 has also been assessed and it is not considered that given its position there would be any *additional impact in terms of overshadowing or outlook to neighbouring properties*. Therefore the development is more than compliant with the required policies governing loss of privacy, outlook, overshadowing and overlooking to any future neighbours.

#### *Daylight, sunlight and overshadowing*

The application's Sunlight and Daylight report confirmed that the although there have been some minor changes to Phase 3 when compared to the masterplan. The assessment found that any loss of daylight to nearby residential units was "negligible". The majority of the neighbouring windows and all neighbouring gardens tested meet or surpass the BRE numerical recommendations. Only three windows at 27-31 and 32-35 Bryan Close experienced a slight loss of daylight. However, the BRE guidelines encourage a flexibly approach to the application of these

calculations. In relation to sunlight all windows tested retained a good level of sunlight.

In light of the above, the proposed sunlight and daylight impact on existing residential units is acceptable.

#### *Noise and sound insulation*

Under condition 53 of the hybrid permission it is required that details regarding sound installation be submitted for consideration by the Council. Details of sound installation have been submitted under the reserve matters application and assessed by the Council's Environmental Health Officer. The Officer has confirmed that the details submitted sufficient address the aims of the condition to allow the discharged condition 53.

### **7.4 Trees**

Policy DM01 requires that proposals should include hard and soft landscaping that:

- Is well laid out in terms of access, car parking and landscaping.
- Considers the impact of hardstandings on character.
- Achieves a suitable visual setting for buildings.
- Provides appropriate levels of new habitat including tree and shrub planting.
- Contributes to biodiversity including the retention of existing wildlife habitat and trees.
- Adequately protects existing trees and their root systems.
- Makes a positive contribution to the surrounding area.

DM01 further states that trees should be safeguarded and when protected trees are to be felled the Council will, where appropriate, require replanting with trees of an appropriate size and species. This is also supported by the Barnet Local Plan Policy DM16, which elaborates that when considering development proposals, the Council will seek the retention, enhancement or creation of biodiversity.

Details of tree planting and garden greening treatment will be submitted and determined at a later date.

### **7.5 Sustainability**

At the heart of the NPPF is the fundamental principle to build in favour of sustainability. It states that developments should reduce greenhouse gas emissions (paragraph 95) and in determining planning applications local planning authorities should expect developments to comply with local policies in terms of the layout of development, paying particular attention to create develops that would reduce energy consumption through building orientation, massing and landscape (paragraph 96).

In keeping with the fundamental practices of the NPPF, the Council's Local Development Plan provides policies to enforce sustainable practices. In particular, Policy CS NPPF states that a positive approach will be taken for developments that have been built to sustainable methods. Policy DM01 of the Local Plan states that all developments should demonstrate high levels of environmental awareness and contribute to climate change mitigation and adaptation.

This approach is also echoed by the London Plan Policy 5.2 which requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

No details have been submitted at this stage pertaining to sustainable practices. Therefore officers are unable to confirm what measures will be employed. These details are to be confirmed under a separate application.

## **7.6 Highways**

Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) states that the Council will promote the delivery of appropriate transport measures to relieve pressure on the existing infrastructure and support growth, whilst maintaining the level of freedom in terms of public access to these facilities. The Council is also driven by the objective to ensure that any proposed use or development would match the current transport capacity and capabilities at the local. If necessary these will be undertaken via the use of the Community Infrastructure Levy or S106 Legal Agreements. In doing so, the following measures will be prioritised:

- The reduction congestion
- Continued investment in the highways network
- Working with TFL
- The management of parking
- Maintaining road safety
- Encouraging sustainable modes of transport

Policy DM17 states that the Council will ensure that there is safety for all road users and will refuse applications that may lead to safety concerns on the highway or increase risk to vulnerable users. In considering new developments the Council will require the submission of a Transport Assessment where the proposed development is anticipated to have significant transport implications. Developments should be located close to existing public transport links and should encourage their use and if

necessary, new routes and services should be created. Cycle and parking provisions should be proposed in line with the London Plan standards.

Although highways details were submitted with the original application, the Highways Officer has commented that the details submitted were insufficient to allow a formal discharge of conditions relating to highways. Therefore these elements of the reserve matters were withdrawn by the applicant.

### **7.7 Refuse and Recycling Storage**

Under Policy CS14 of the Local Plan Core Strategy, the Council has taken a proactive approach to dealing with waste production and disposal. It notes that a key component of dealing with waste in a more sustainable way is to find better ways of reducing the amount of waste and taking more responsibility for its disposal, instead of relying on landfill sites such as that in Bedfordshire. The London Borough of Barnet has one of the largest carbon footprints per head of population in London. However it was the first local authority to introduce compulsory recycling in March 2005. As such, it is clear that the Council employs a sustainable approach to refuse and recycling. This approach also forms part of The Mayor of London's objectives. The London Plan (see Policy 5.16 and 5.17) sets a target of working towards managing the equivalent of 100 per cent of London's waste within London by 2031. Meeting this target will require the use of new facilities and technologies.

In keeping with the above, Policy CS14 encourages sustainable waste management practices for all developments by way of waste prevention, re-use, recycling, composting and resource efficiency over landfill. All developments should seek to present waste disposal techniques which are able to meet future needs. The Sustainable Design and Construction SPD provides a detailed minimum requirement for waste provisions stating that *"All non-residential developments should provide a minimum of 10m2 designated waste storage space for materials for recycling, such as paper, glass bottles and jars, cans, cardboard, and plastic bottles"* (p.30) and *"A minimum internal storage capacity of 60 litres per dwelling (flats and houses) should be provided which can accommodate containers for the temporary storage of materials to be recycled."* (p.30).

Although refuse details were submitted with the original application, the Highways Officer has commented that the details submitted were insufficient to allow a formal discharge of those conditions relation to highways.

## **8. EQUALITY 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; and 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 planning permission for this proposed development will comply with the Council's statutory duty under the above legislation.

## **9. CONCLUSION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within The Mayor's London Plan and the Barnet Local Plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority in their assessment of this application.

As conditioned, the proposal would not compromise the outline planning permission (B/00354/13) for the redevelopment of the wider site. It accords with the relevant development plan policies, conforms to the design principles and the parameters established in the approved outline application for the Dollis Valley Estate.

The proposal is acceptable on design, visual amenity and archaeology grounds. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality family housing, including 43 affordable units that would have a good standard of accommodation including outlook, privacy and access to daylight.

The design of the development is considered appropriate for its location, which also provides for variety and legibility in Built Form. The materials and form relates well to the surrounding development. The layout of the development provides permeability around the site as well as to the wider development.

It is recommended that the application be **Approved** subject to the attached conditions.

It is also recommended that Conditions 6, 7, 39, 53 and 89 in relation to Phase 3, are discharged.

**RECOMMENDATION: APPROVE WITH CONDITIONS.**

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **APPROVED DRAWINGS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

#### **Masterplan Plans**

CPL-DOL\_HTA-A\_D01-XX-DR\_0001  
CPL-DOL\_HTA-A\_D01-XX-DR\_0002  
CPL-DOL\_HTA-A\_D01-XX-DR\_0003  
CPL-DOL\_HTA-A\_D01-XX-DR\_0004  
CPL-DOL\_HTA-A\_D01-XX-DR\_0100  
CPL-DOL\_HTA-A\_D01-XX-DR\_0101  
CPL-DOL\_HTA-A\_D01-XX-DR\_0102  
CPL-DOL\_HTA-A\_D01-XX-DR\_0103  
CPL-DOL\_HTA-A\_D01-XX-DR\_0104  
CPL-DOL\_HTA-A\_D01-XX-DR\_0105

#### **Masterplan Sections**

CPL-DOL\_HTA-A\_D01-S1-DR\_0106  
CPL-DOL\_HTA-A\_D01-S1-DR\_0107  
CPL-DOL\_HTA-A\_D01-S1-DR\_0108  
CPL-DOL\_HTA-A\_D01-S1-DR\_0109

#### **GA Houses**

CPL-DOL\_HTA-A\_DV-1B-DR\_0200  
CPL-DOL\_HTA-A\_DV-1C-DR\_0201  
CPL-DOL\_HTA-A\_DV-1D-DR\_0202  
CPL-DOL\_HTA-A\_DV-5-DR\_0203  
CPL-DOL\_HTA-A\_DV-7E-DR\_0204  
CPL-DOL\_HTA-A\_DV-7E-DR\_0205  
CPL-DOL\_HTA-A\_DV-11A-DR\_0206  
CPL-DOL\_HTA-A\_DV-11B-DR\_0207  
CPL-DOL\_HTA-A\_DV-12-DR\_0208  
CPL-DOL\_HTA-A\_DV-14-DR\_0209  
CPL-DOL\_HTA-A\_DV-15A-DR\_0210  
CPL-DOL\_HTA-A\_DV-15A-DR\_0211

#### **Block 4 - GA**

CPL-DOL\_HTA-A\_B4-XX-DR\_0212  
CPL-DOL\_HTA-A\_B4-B1-DR\_0213  
CPL-DOL\_HTA-A\_B4-00-DR\_0214  
CPL-DOL\_HTA-A\_B4-01-DR\_0215  
CPL-DOL\_HTA-A\_B4-02-DR\_0216  
CPL-DOL\_HTA-A\_B4-03-DR\_0217  
CPL-DOL\_HTA-A\_B4-R1-DR\_0218  
CPL-DOL\_HTA-A\_B4-E1-DR\_0219  
CPL-DOL\_HTA-A\_B4-E2-DR\_0220  
CPL-DOL\_HTA-A\_B4-S1-DR\_0221



**Block 6 – GA**

PL-DOL\_HTA-A\_B6-XX-DR\_0222  
CPL-DOL\_HTA-A\_B6-00-DR\_0223  
CPL-DOL\_HTA-A\_B6-01-DR\_0224  
CPL-DOL\_HTA-A\_B6-02-DR\_0225  
CPL-DOL\_HTA-A\_B6-03-DR\_0226  
CPL-DOL\_HTA-A\_B6-R1-DR\_0227  
CPL-DOL\_HTA-A\_B6-E1-DR\_0228  
CPL-DOL\_HTA-A\_B6-E2-DR\_0229  
CPL-DOL\_HTA-A\_B6-S1-DR\_0230

**MASTERPLAN DRAWINGS**

CPL-DOL\_HTA-L\_D01-XX\_DR\_4900  
CPL-DOL\_HTA-L\_D01-XX\_DR\_4901  
CPL-DOL\_HTA-L\_D01-XX\_DR\_4902  
CPL-DOL\_HTA-L\_D01-XX\_DR\_4903

**DETAILED PLANTING**

CPL-DOL\_HTA-L\_D01-XX-DR\_4940  
CPL-DOL\_HTA-L\_D01-XX-DR\_4941  
CPL-DOL\_HTA-L\_B4-XX-DR\_4942  
CPL-DOL\_HTA-L\_B6-XX-DR\_4943  
CPL-DOL\_HTA-L\_D01-XX\_DR\_4800

**Reason:** For the avoidance of doubt and in the interests of proper planning.

**RESTRICTION OF PERMITTED DEVELOPMENT RIGHTS - EXTENSIONS**

2. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1980 (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 that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties 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).

**RESTRICTION OF ADDITIONAL WINDOWS AND DOORS**

3. 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) no additional windows or doors shall be inserted into any of the residential dwellings hereby approved, other than those expressly authorised by this permission.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties and to safeguard the character of the locality 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).

#### **RESTRICTIONS OF PERMITTED DEVELOPMENT - TELECOMMUNICATION**

4. 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) no installation of any structures or apparatus for purposes relating to telecommunications shall be installed on any part the roof of the building(s) 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 policy DM01 and DM18 of the Adopted Barnet Development Management Policies DPD (2012).

#### **TELECOMMUNICATIONS EQUIPMENT**

5. Prior to commencement of the development hereby permitted, a scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all apartment blocks 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.

#### **ARCHITECTURE**

6. Prior to the commencement of the development hereby approved, details of architectural features within this phase shall be submitted at the appropriate scale (1:10/ 1:20) to the Local Planning Authority and agreed in writing. These details shall be in general accordance with the principles outlined at page 33 of the Reserved Matters Design and Access Statement section 9.2 Materials and Details - Apartment Blocks (as amended and received 17/07/2014). These details should include (but are not limited to):

- Balconies and balustrades (including soffit details)
- Roof parapets
- Entrances to apartment blocks
- Apartment block building splays
- Porches
- Window reveals
- Dormer Windows

- Location and design of rainwater goods
- Brick detailing on car park

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

### **LANDSCAPING**

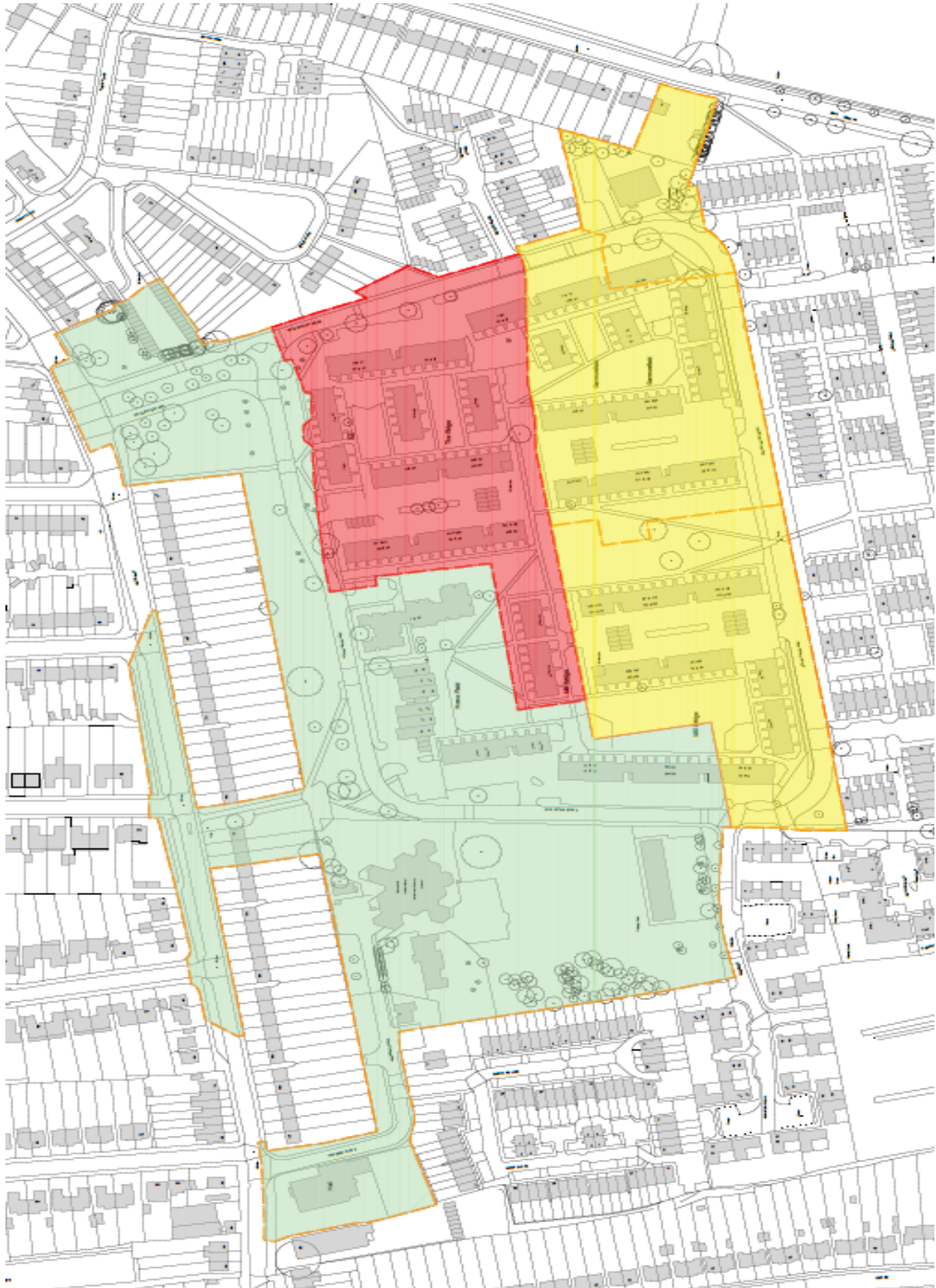
7. The details required to be submitted under condition 38 (Hard and Soft Landscaping) of the Hybrid Planning Permission B/00354/13 in relation to this phase shall be in general accordance with the principles outlined in Section 12.7 Streetscape Character (page 102 amended 21/07/2014) of the Phase 2 Design and Access Statement and the indicative planting strategy illustrated on drawing SK-140716-01 dated 16.07.2014.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

### **Background Documents**

None.

**SITE LOCATION PLAN: Dollis Valley Estate (Phase 3), Barnet EN5 2TS**  
**REFERENCE: 17/5168/RMA**



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