

## **PLANNING COMMITTEE**

**14 December 2017**

### **ADDENDUM TO THE OFFICER'S REPORT**

**17/6051/FUL**

Registry Office, 182 Burnt Oak Broadway, Edgware HA8 0AU

**Pages 13-43**

#### **Additional information:**

Consultation responses have been received from the Council's Greenspaces Partnership and Development Manager and Tree Officer.

The Greenspaces Manager has calculated a sum of £4,355 to contribute towards provision of off-site amenity space, to make up the short fall of 67 sq.m. for the development.

The Tree Officer is satisfied that the car parking layout will protect the prominent yew tree at the site and an ash tree in the south-western corner of the site. A second ash that is identified for retention, which would be close the south-western corner of the building, may need to be pruned to allow construction and to ensure adequate light for future occupiers. As already noted in the main report, a number of other trees would be lost in the site. The Tree Officer has recommended replacement outside the site, and on the basis of replacement costs for seven trees an appropriate sum has been calculated as £4200 (£600 per tree for street planting).

A further consultation response is still awaited from Historic England in regard to archaeology at the site. It is considered unlikely that any issue will be identified that could not be dealt with by the condition recommended in the main report; in the event that this proves not to be the case the actions set out in Recommendation I (ii) would be followed (this part of the recommendation below remains the same as in the Committee report).

In accordance with the above, the recommendation is amended as follows:

#### **RECOMMENDATION I:**

- (i) Subject to no substantive issues being raised by Historic England, to approve following completion of a Section 106 legal agreement and the conditions listed below; and
- (ii) 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).

## **RECOMMENDATION II:**

The applicant and any other person having a requisite interest in the site be invited to enter into a section 106 Agreement to secure the following:

1. The Council's legal and professional costs of preparing the Agreement and any other enabling agreements.
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.
3. Provision of a minimum of 40% of the housing to be provided as affordable rental units in perpetuity, (the proportion to be provided to be calculated in terms of habitable room numbers in accordance with Local Plan policy DM10).
4. Provision of monitoring costs for a travel plan.
5. Other than for registered disabled drivers, a restriction shall be placed on residents of the approved from eligibility to obtaining resident and visitor parking permits for the East Finchley Controlled Parking Zone.
6. Meeting the costs of providing appropriate public amenity space improvements within the locality of the site (£4355 towards off-site amenity space at Watling Park and / or Silk Stream Park, and £4200 for tree planting within the vicinity of the site to contribute to the wider setting of the development).
7. Meeting the Council's costs of monitoring the planning obligation - £2000.

**17/5329/FUL**

St James Catholic High School

**Pages 43-84**

Add following Conditions:

29. Prior to the commencement of development of the access, a detailed drawing of the “drop off” access arrangement with vehicular entrance from public highway shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the proposed one way operation has been implemented and signed in accordance the approved details. The access thereafter shall only be used as approved.

Reason: In the interest of highway safety 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.

30. The vehicular access shall allow for 2.4 metre by 2.4 metre pedestrian visibility splays to the left and to the right of the access from 2m setback from the back of footway and shall thereafter be maintained free of any visibility obstructions including Fencing of planting of shrubs to provide clear visibility between heights of 0.6 metre and 1 metre above the level of the adjoining highway.

Reason: In the interests of highway and pedestrian safety 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.

31. Notwithstanding the plans submitted, prior to occupation of the development details of the gradient for the pedestrian access ramp leading to the building entrance shall be submitted to and approved in writing by the Local Planning Authority. The ramp gradient preferably should be 5% (1:20) but in any case should not exceed 8% (1:12). The development shall not be carried out nor shall it be subsequently operated otherwise than in accordance with the approved details.

Reason: In the interests of pedestrian safety 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.

32. Prior to the occupation of development (including demolition, site clearance and ground works), a Stage 1 and Stage 2 Road Safety Audit shall be undertaken in relation to the [Great Strand, Grahame Park Way, Corner Mead]. The results of the audit shall be submitted to and approved in writing by the Local Planning Authority. Any necessary works identified within the audit shall thereafter be fully implemented prior to the first occupation of any part of the development.

Reason: In the interests of highway and pedestrian safety 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.

33. Prior to commencement of any works to the public highway a Condition Survey of the existing public highway shall be undertaken and the result submitted to the Local Planning Authority. Within one month of the construction work ceasing a second road condition work shall be undertaken and the results submitted to the Local Planning Authority. Thereafter, any damage to the public highway identified by the two condition surveys shall be rectified by the applicant in agreement with the Highway Authority within one year of the development being constructed.

Reason: In the interests of highway and pedestrian safety 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.

Add following informatives:

If the development is carried out it will be necessary for a vehicular crossover to be constructed over the footway by the Highway Authority at the applicant's expense. An application will need to be submitted to the Highways Authority for the works on public highway. An estimate for this work can

be obtained from the Crossover Team, Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ.

17. To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail [highways.development@barnet.gov.uk](mailto:highways.development@barnet.gov.uk) or [nrswa@barnet.gov.uk](mailto:nrswa@barnet.gov.uk) at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

18. If a concrete pump lorry is operated from the public highway, the surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.

19. The applicant is advised that any alteration to the public highway (including pavement) will require prior consent of the local highways authority. You may obtain an estimate for this work from Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ.

20. The applicant should apply for a Habitual Crossing License for construction vehicles to use the existing crossover. An application for this license could be obtained from London Borough of Barnet, Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ.

21. The applicant is advised that due to the large number of schools and school children in the area that site deliveries during the construction period should not take place between 0800 hrs to 0900hrs and 1500 hrs to 1600 hrs. Careful consideration must also be given to the optimum route(s) for construction traffic and the Development and Regulatory Services should be consulted in this respect.

22. The applicant is advised to take into account locations of any schools in the proximity of the proposed development that may be affected by the proposed development and the applicant shall ensure that construction related traffic and or deliveries shall be avoided during the school drop off and pickup times. The applicant may need to liaise with the affected school to ensure that measures are in place to ensure pedestrian safety.

23. Refuse collection point should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Levelled access should be provided for the refuse collection personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements.

24. The applicant advised that if the development is carried out, where possible, the applicant should seek to improve the existing pedestrian visibility splays at either side of the vehicular crossover in accordance with Manual for Streets (MfS).

25. The applicant is advised that if the development is carried out, only low level planting or landscaping (Below 0.6m in height) shall be provided at the entrance to the development to ensure that the visibility splays on either side of the access for the vehicles emerging from the development are kept clear of any obstruction which is likely to have a detrimental impact on highway and pedestrian safety.

**17/5522/FUL**

Salvation Army Hall, Albert Road, Barnet, EN4 9SH

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*\*Amendment to sub-section 'Car Parking and Cycle Parking'*

The Highways Officer has commented that while the provision of on-site cycle storage is acceptable, a lower ratio of car parking is proposed at Building J. The applicant has stated that given the constraints of the site and the wish to provide further affordable housing units, it has not been possible to provide the complete number of parking spaces required specifically on site at Building J. However if a holistic approach is applied the car parking provision is compliant with policy.

Officers consider that as the application is a drop-in application and previously the parking at Building J itself was only acceptable owing to the fact that site wide parking provisions would comply overall, the same assessment should be applied in this case. As such, it is recognised that 390 residential car parking spaces (plus a further 6 visitor car parking spaces) are proposed across the Victoria Redevelopment Area. These would serve 371 total residential units. Under the previous approval (16/7601/FUL) the resulting ratio was 1:10. With the additional 14 units the resulting ratio would be 1.07. Thereby ensuring that 1 car parking space is provided per new home across the Victoria Redevelopment Area.

The Highways Officer has commented that this revision to parking is minor and would not result in significantly greater pressure on the highways provisions in the area. This is specifically in light of the site's proximity of the train station and town centre with associated shops and services, the good PTAL rating of and the mix of units proposed. 1:1 car parking provision is considered to be in accordance with Policy 6.13 in the London Plan (2016) and Policy DM17.

## **Brownfield Land Register**

**Pages 203-237**

<b>Number</b>	<b>Site Name Address</b>	<b>Ward</b>
1	Sir Thomas Lipton Memorial Hospital Osidge, 151 Chase Side, Southgate, London, N14 5HE	Brunswick Park
2	Imperial House, The Hyde, London, NW9 5AL	Burnt Oak
3	Granville Road Estate, Granville Road, Childs Hill London, NW2	Childs Hill
4	112-132 Cricklewood Lane, London, NW2 2DP	Childs Hill
5	Church Walk House, Church Walk, London, NW2 2TJ	Childs Hill
6	114 - 120 West Heath Road, London, NW3 7TX	Childs Hill
7	220 The Vale, London, NW11 8SR	Childs Hill
8	Blocks C5 To C12, Beaufort Park (Land At Former Raf East Camp Site), Aerodrome Road/ Grahame Park Way, Hendon, London, NW9	Colindale
9	Buildings D3 To D8, Beaufort Park, Aerodrome Road, Colindale, NW9	Colindale
10	C7-C8A Beaufort Park, Land At Former RAF East Camp, Aerodrome Road/ Grahame Parkway, Hendon, London, NW9	Colindale

11	Grahame Park Estate - Bounded By Lanacre Avenue To The West, Grahame Park Way To The South And Field Mead To The North London NW9	Colindale
12	Phase 1B, Grahame Park Estate, Colindale, London NW9	Colindale
13	Development Plot B6 (Grahame Park Estate Regeneration), Lanacre Avenue, Colindale, NW9	Colindale
14	Peel Centre, Peel Drive, Colindale, London, NW9 5JE	Colindale
15	Blocks T And U, Peel Centre, Peel Drive, Colindale, London, NW9 5JE	Colindale
16	Blocks P and Q, Peel Centre, Aerodrome Road, London, NW9 5JE	Colindale
17	Blocks H, J, K and M, Colindale Gardens (Formerly Peel Centre), Aerodrome Road, Colindale, London, NW9 5JE	Colindale
18	Phases 2A, 2B and 2C, Colindale Gardens (Former Peel Centre), Aerodrome Road, London, NW9	Colindale
19	Former Raf East Camp Site, Aerodrome Road, Grahame Park Way, London NW9	Colindale
20	Former Raf East Camp, Hendon, NW9 - Block E	Colindale
21	Unit 1 & 2, Colindale Business Centre, 126 Colindale Avenue, London, NW9 5HD	Colindale
22	British Library Newspapers, 130 Colindale Avenue, London, NW9 5HE	Colindale
23	Hyde House, Rushgrove Avenue, London, NW9 6LH	Colindale
24	Barnet And Southgate College, Grahame Park Way, Colindale, NW9 5RA	Colindale
25	Homebase, Rookery Way, London, NW9 6S	Colindale
26	126 Colindale Avenue, London, NW9 5HD	Colindale
27	11-13 Approach Road, Barnet, Herts, EN4 8FG	East Barnet
28	142 East Barnet Road, Barnet, Herts, EN4 8RD	East Barnet
29	Land Formerly Known As British Gas Works Albert Road, East Barnet	East Barnet
30	Land Adjacent To 106 -128 Mount Pleasant And 27-37, Langford Road, Barnet, EN4 9HG	East Barnet
31	181 Victoria Road, Barnet, EN4 9PA	East Barnet
32	16 Fortis Green, London, N2 9EL	East Finchley
33	41 Wilmot Close, London, N2 8HP	East Finchley
34	Elmshurst Crescent Garages, Land Adjacent To 90-100 Elmshurst Crescent And 35, Pulham Avenue, London, N2 0LR	East Finchley
35	Land Adj To 1 - 12 Norfolk Close, London, N2 8ET	East Finchley
36	Character zones 3 and 8, Stonegrove And Spur Road Estate, Edgware, Middx, HA8 8BT	Edgware
37	2 Ashcombe Gardens, Edgware, Middx, HA8 8HS	Edgware
38	42-46 Station Road, Edgware, Middlesex, HA8 7ZZ	Edgware
39	Land At Broadfields Primary School, Roseberry Drive, Edgware, HA8 8JP	Edgware

40	102-124 Station Road And Car Park To Rear, Edgware, Middlesex, HA8 7BJ	Edgware
41	80 The Grove, Edgware, HA8 9QB	Edgware
42	239 Regents Park Road, London, N3 3LF	Finchley Church End
43	Dove House, Gadd House And Cooper House, Arcadia Avenue, London, N3 2JU	Finchley Church End
44	Garages At Basing Way, Land Between 98-108 And 182-192 Basing Way, London, N3 3BP	Finchley Church End
45	298 - 304 Regents Park Road, London, N3 2SZ	Finchley Church End
46	698 Finchley Road, London, NW11 7NE	Garden Suburb
47	Sunningdale, 38 The Bishops Avenue, London, N2 0BA	Garden Suburb
48	R/O 698 Finchley Road, London, NW11 7NE	Garden Suburb
49	Eastwood, 41 The Bishops Avenue, London, N2 0BN	Garden Suburb
50	Chandos Lawn Tennis Club, Chandos Way, Wellgarth Road, London, NW11 7HP	Garden Suburb
51	Dryades, The Bishops Avenue, London, N2 0BA	Garden Suburb
52	The Towers, The Bishops Avenue And 1-5 Arden Court Gardens, London, N2 0BJ	Garden Suburb
53	Hammerson House, 50A The Bishops Avenue, London, N2 0BE	Garden Suburb
54	Brent Cross Cricklewood Regeneration Area North West London NW2	Golders Green
55	Former Parcel Force Depot, Geron Way, London, NW2	Golders Green
56	Land Off Brent Terrace, London, NW2, (The Brent Terrace Triangles)	Golders Green
57	Melvin Hall, Golders Green Road, London, NW11 9QB	Golders Green
58	290-294 Golders Green Road, London, NW11 9PY	Golders Green
59	The Barn, Nan Clarks Lane, London, NW7 4HH	Hale
60	Land Adjacent Northway And Fairway Primary School, The Fairway, Mill Hill, London, NW7 3HS	Hale
61	The Vicarage, Deans Lane, Edgware, HA8 9NT	Hale
62	71-73 Church Road, London, NW4 4DP	Hendon
63	Spectrum House, Hillview Gardens, London, NW4 2JR	Hendon
64	Ella And Ridley Jacob House And Sam Beckman Centre, 19 - 25, Church Road And 29 Babington Road, London, NW4 4EB	Hendon
65	Craymere Cottage And Fordfield Cottage, 9-11 Parson Street, London, NW4 1QE	Hendon



66	Arkley Reservoir, Rowley Green Road, Barnet, Herts	High Barnet
67	Dolphin Manor, 105 Camlet Way, Barnet, EN4 0NJ	High Barnet
68	Elmbank, Barnet Road, Barnet, EN5 3HD	High Barnet
69	Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW	High Barnet
70	Brake Shear House, 164 High Street, Barnet, EN5 5XP	High Barnet
71	Site Of Former 7, Alston Road, Barnet, EN5 4ET	High Barnet
72	Inglis Barracks, Mill Hill, London, NW7 1PX	Mill Hill
73	Phase 4A, Milbrook Park (Former Inglis Barracks), Mill Hill East, London, NW7 1PX	Mill Hill
74	Milbrook Park, Mill Hill, London, NW7 1SJ	Mill Hill
75	551 Watford Way, London, NW7 2PU	Mill Hill
76	Land At Moreton Close, Mill Hill, London, NW7 2PH	Mill Hill
77	St Vincents Farm Cottage, The Ridgeway, London, NW7 1EL	Mill Hill
78	Land Off High Road/Chandos Avenue, London N20 And Bretheren Meeting Hall & Well Grove School, Well Grove, London N20	Oakleigh
79	Groupama House, 17 Station Road, Barnet, Herts, EN5 1PG	Oakleigh
80	Castle House, 21-23 Station Road, Barnet, Herts, EN5 1PH	Oakleigh
81	1060A-1072 High Road, London, N20 0QP	Oakleigh
82	Reculver, 63 Totteridge Village, London, N20 8AG	Totteridge
83	Land Between Sweets Way And Oakleigh Road North, London, N20	Totteridge
84	1201 High Road, London, N20 0PD	Totteridge
85	Southern Lea, Wykeham Rise, London, N20 8AJ	Totteridge
86	Copped Close, 15 Totteridge Village, London, N20 8PN	Totteridge
87	Barnet House, 1255 High Road, London, N20 0EJ	Totteridge
88	Copped Close, 15 Totteridge Village, London, N20 8PN	Totteridge
89	Burnhams, 25 Totteridge Common, London, N20 8LR	Totteridge
90	Whitewalls, Totteridge Green, London, N20 8PE	Totteridge
91	Ridge Lodge, 30 Totteridge Common, London, N20 8NE	Totteridge
92	Dollis Valley Estate, Including Former Barnet Hill School, Barnet South Community Association Hall And 131-135 Mays Lane, Barnet, EN5	Underhill
93	Phase 2, Dollis Valley Estate, Barnet, Herts, EN5	Underhill
94	Vale Farm, Mays Lane, Barnet, EN5 2AQ	Underhill
95	Land Adjacent To Whitings Hill Primary School, Whitings Road, Barnet, EN5 2QY	Underhill
96	Berkeley Court, Vines Avenue, London, N3 2QE	West

		Finchley
97	319 Ballards Lane, London, N12 8LY	West Finchley
98	354 Ballards Lane, London, N12 0EH	West Finchley
99	Apex House, Grand Arcade, London, N12 0EH	West Finchley
100	West Hendon Estate, West Hendon, London NW9	West Hendon
101	Phase 3B and 3C, West Hendon Estate, West Hendon, London, NW9	West Hendon
102	117 - 125 West Hendon Broadway, London, NW9 7BP	West Hendon
103	110 - 124 West Hendon Broadway, London, NW9 7AA	West Hendon
104	1,3,4 And 5 The Exchange, Brent Cross Gardens, London, NW4 3RJ	West Hendon
105	Britannia House, 958-964 High Road, London, N12 9RY	Woodhouse
106	1ST Floor , Churchfield House, 45-51 Woodhouse Road, London, N12 9ET	Woodhouse
107	75 Torrington Park, London, N12 9PN	Woodhouse
108	242 - 246 Ballards Lane, London, N12 0EP	Woodhouse

