

APPENDIX 1

Draft Conditions

Conditions

The term 'development' in the conditions below means the development permitted by this consent.

1	Approved plans		
	The development hereby permitted shall be carried out in accordance with the following approved plans unless minor variations are agreed in writing after the date of this reserved matters consent with the Local Planning Authority:		
	Architectural Drawings		
	Title	Number	Rev
	Site Location Plan	MLUK 549 A L XX 0001	-
	Proposed Site Plan	MLUK 549 A L XX 1000	A
	Proposed Basement Level Plan	MLUK 549 A L XX 1149	A
	Proposed Ground Floor Plan	MLUK 549 A L XX 1150	A
	Proposed Level 01 Plan	MLUK 549 A L XX 1151	A
	Proposed Level 02 Plan	MLUK 549 A L XX 1152	A
	Proposed Level 03 Plan	MLUK 549 A L XX 1153	A
	Proposed Level 04 Plan	MLUK 549 A L XX 1154	A
	Proposed Level 05 Plan	MLUK 549 A L XX 1155	A
	Proposed Level 06 Plan	MLUK 549 A L XX 1156	A
	Proposed Level 07 Plan	MLUK 549 A L XX 1157	A
	Proposed Level 08 Plan	MLUK 549 A L XX 1158	A
	Proposed Level 09 Plan	MLUK 549 A L XX 1159	A
	Proposed Level 10 Plan	MLUK 549 A L XX 1160	A
	Proposed Level 11 Plan	MLUK 549 A L XX 1161	A
	Proposed Level 12 Plan	MLUK 549 A L XX 1162	A
	Proposed Roof Plan	MLUK 549 A L XX 1163	A
	Proposed Section A	MLUK 549 A L XX 2100	A
	Proposed Section B	MLUK 549 A L XX 2101	A
	Proposed Section C	MLUK 549 A L XX 2102	A
	Proposed Section D	MLUK 549 A L XX 2103	A
	Proposed North Elevation	MLUK 549 A L XX 3100	A
	Proposed East Elevation	MLUK 549 A L XX 3101	A
	Proposed South Elevation	MLUK 549 A L XX 3102	A
	Proposed West Elevation	MLUK 549 A L XX 3103	A
	Proposed 12S North Elevation	MLUK 549 A L XX 3104	A
	Proposed 12N South Elevation	MLUK 549 A L XX 3105	A
	Proposed Site Elevations	MLUK 549 A L XX 3150	A
	Basement Ramp Section	MLUK-549-A-L-XX-2104	A
	Landscape Drawings		

	Title	Number	Rev	
	Ground Floor Surface Finishes Plan	TOWN621(03)3001	R06	
	Podium Level Surface Finishes Plan	TOWN621(03)3002	R04	
	Section A-A' Pocket Park	TOWN621(03)7001	R03	
	Section B-B' Podium Courtyard	TOWN621(03)7002	R01	
	<p>Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.</p>			
2	Terraced Balcony Separation			
	<p>Prior to the commencement of the development hereby permitted details of the sub-division and separation of terraced amenity space provided on the set-back upper floors between units shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved.</p> <p>Reason: To safeguard the amenities of the future occupiers of the proposed residential dwellings.</p>			
3	Materials			
	<p>Notwithstanding the submitted plans, before the development hereby permitted commences samples of the materials to be used for the external surfaces of the building and hard surfaced areas shall be submitted to and agreed in writing by the Local Planning Authority including, though not limited to:</p> <ul style="list-style-type: none"> - Sample glazing with window/door frame(s) - Balustrade and edge detail. - Roofing materials, including roof parapets and overhangs to flats. - Typical rainwater goods (section of gutter, downpipe etc) - Sample areas of brickwork and mortar. - Areas of parking and paving - Hard Landscaping areas <p>The development shall thereafter be implemented in accordance with the details as approved.</p> <p>Reason: To safeguard the visual amenities of the building and surrounding area.</p>			
4	Architectural Details			
	Notwithstanding the plans hereby approved, before the development			

	<p>hereby permitted is commenced the following construction details at 1:20 scale (except where otherwise indicated) shall be submitted to and agreed in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> (i) Balcony doors to flats (ii) Balcony balustrades (iii) Gates and Railings (iv) Main entranceways to flat cores and maisonettes (v) Roof parapets and overhangs to flats and houses (vi) Rainwater goods (gutters, down pipes etc) (1:100) (vii) All plant at roof level - including any Photovoltaics (1:50) (viii) Window setbacks (ix) Sub-station and Car Park Ventilation (x) Locations of all service intakes and meters (no meter boxes to be visible on front facades). <p>The development shall thereafter be implemented in accordance with the details as approved.</p> <p>Reason: To ensure quality of design and to safeguard the visual amenities of the building and surrounding area.</p>
5	Revised Energy Compliance
	<p>Prior to superstructure works above basement level of the development hereby permitted details of the connections and other infrastructure necessary to enable plot 12 to be connected to and serviced by the future site-wide heat network in accordance with principles established within the Alternative Energy Strategy as approved under condition 35.6 of planning permission F/04687/13 shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be undertaken in accordance with such details as approved.</p> <p>Reason: To ensure that the development is able to connect into the s-te-wide energy network and to secure the maximum practicable reduction in carbon emissions and optimal use of renewable energy.</p>
6	Landscape - Species
	<p>Prior to the commencement of the development hereby permitted details of the species and size of all plants, trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To prevent unnecessary management issues from arising whilst ensuring a high level of biodiversity and appearance results from the development's soft landscaping.</p>
7	Landscaping details
	Prior to the commencement of development hereby permitted full details

	<p>and specifications of the: Play features, Seating, Ecological Enhancements and 'Water Gardens' in accordance with the principles within the Landscaping Design Report (Jan 2018) shall be submitted to and approved in writing by the local Planning Authority and shall thereafter be delivered in accordance with the approved details.</p> <p>Reason: To ensure a high quality landscaped environment, and appropriate and accessible play and seating provision in accordance with the principles in the submitted Landscaping Design Report (Jan 2018).</p>
8	Transport – Car Parking Spaces to be Provided in Vicinity of Plot 12
	<p>Prior to the occupation of any residential units within Plot 12 hereby permitted 20 (twenty) car parking spaces within the vicinity of the Whitefield Estate Replacement Units (Part 2) for use by residents of the Whitefield Estate Replacement Units (Part 2) shall have been practically completed and made available for use in accordance with details submitted to and approved in writing by the Local Planning Authority.</p> <p>Such details may include temporary provision for some or all of such additional car parking spaces provided that these are in a location within the vicinity of Plot 12 and subject to the inclusion of a committed period of time after which the permanent parking spaces shall be practically completed and made available for use by the Whitefield Estate Replacement Units (Part 2).</p> <p>Reason: To secure a satisfactory car parking ratio within the vicinity of the application site.</p>
9	Transport – Residential Parking Management
	<p>Prior to the occupation of the development hereby permitted details of a Parking Management Strategy which addresses the management and control of basement parking as shown on plan MLUK-549-A-L-XX-1149 R0A and the 20 additional car parking spaces details of which will be submitted under Condition 8 of this permission.</p> <p>The strategy shall address issues of parking space allocation, control of basement access, enforcement of parking spaces, Electric Vehicle Charging spaces (active and passive), disabled spaces and motorbike bays.</p> <p>Reason: To ensure the spaces are available to future residents of the development and that appropriate management processes are in place to make best use of available parking spaces.</p>
10	Transport – Visitor and Loading Bays
	<p>Prior to the occupation of the development hereby permitted a management plan shall be submitted to address the management of the</p>

	<p>loading and visitor parking bays at ground level, as shown on plan MLUK-549-A-L-XX-1150 R0A. The management plan shall set out the types of deliveries, times, dwell time, vehicle type, supplier information, bay location, visitor usage of parking bays, booking system or other method of management for these bays and shall set out the details of an annual survey of the use and management of these bays to enable a continued improvement of their management.</p> <p>Reason: To ensure the best management of visitor and delivery parking and in the interest of the safety of road users and the free flow of traffic.</p>
11	Transport – Cycle Parking
	<p>Prior to commencement of the development hereby approved details of cycle parking provision both within the basement of Plot 12 and at ground floor level shall be submitted to and approved in writing By the Local Planning Authority.</p> <p>Reason: To ensure that a range of cycle parking racks and facilities are provided for occupiers and visitors to the development and to provide appropriate accessibility.</p>
12	Transport – Travel Plan
	<p>Within three months of occupation of each use class on site completed individual travel plans for those use classes shall be submitted to the Local Planning Authority for written approval. Such details shall follow the aims, principles and method proposed in the October 2017 Individual Travel Plan.</p> <p>Reason: To support the inclusion and promotion of sustainable travel within the development.</p>
13	Transport - Signage
	<p>Prior to commencement of the development hereby permitted details of all signage proposed within the site including but not limited to loading/parking bays, speed limit, cyclist/pedestrian safety signs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details approved.</p> <p>Reason: In the interest of the safety of Road users and the free flow of traffic on site.</p>
14	Transport
	<p>Prior to the commencement of the development hereby approved details of the traffic light or other system proposed to be used to manage the ingress and egress of vehicles from the vehicle car park and to and from the different levels of the car parking within the basement shall be</p>

	<p>submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be delivered in accordance with the details as approved.</p> <p>Reason: In the interest of the safety of users of the basement car park and pedestrians and to ensure the free flow of vehicles within the basement parking and on the approach to the car parking entrance.</p>
15	Lighting
	<p>Prior to the commencement of the development hereby permitted full details of the proposed Lighting Strategy for illumination including any lighting of building elevations, lighting to the tertiary streets, pocket park, podium amenity space and balconies including:</p> <ul style="list-style-type: none"> - Locations - Lux levels - Operating hours - Associated lighting posts or other furniture <p>shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.</p> <p>Reason: In the interest of security, ecology and Residential amenity.</p>
16	Secure By Design
	<p>The development shall achieve a minimum of 'Silver' Secured by Design accreditation in accordance with the principles within part 13.0 of the Design Statement. This accreditation shall thereafter be submitted to the Local Planning Authority Prior to occupation of the development hereby approved.</p> <p>Reason: In the interest of the security and safety of future residents and visitors to the site.</p>
17	Thames Water – Drainage Strategy
	<p>The development hereby permitted shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p>
18	Thames Water - Piling
	No piling shall take place until a piling method statement (detailing the

depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to both subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on this local underground sewerage infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Informatives

1	The term 'development' in the conditions attached to this decision shall be taken to mean the development permitted by this consent.
2	In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan and the Approved S73 Consent.
3	In accordance with the transitional provisions set out in Regulation 76 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and having regard to Regulations 3 and 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, it is confirmed that the environmental information Submitted to the Local Planning Authority is adequate to assess the environmental effects of the development and has been taken into consideration in this decision.
4	The London Fire and Emergency Planning Authority (the Authority) strongly recommends that sprinklers are considered for new developments. Sprinkler systems installed in buildings can significantly reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save properties and protect the lives of the occupants. Please note that it is the Authority's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were. These Quarterly reports to our Members are public documents which are available on the Authority's Website.
5	<p>Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final</p>

manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Water Comments

Impact studies of the existing water supply infrastructure, as required by Condition 33.1 of s73 application F/04687/13 should determine the magnitude of any new additional capacity required in the system and a suitable connection point to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

The Developer should Note that within the drainage strategy provided it is stated that the sewer in Tilling Road is a combined sewer, this is not the case, it is a separate system.

Thames Water will require the points of connection to the public sewer system, for foul water, as well as the anticipated flow (including flow calculation method) into any proposed connection point. A detailed site wide drainage strategy would help assess the impact of this development. To discuss further any of the points raised please contact our Developer Services Department on 0800 009 3921.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall

	within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.
6	In accordance with condition 33.3 of the s73 Permission F/04687/13 before the erection of any telecommunications equipment on Plot 12 details of the design, appearance and location must be submitted to and approved in writing by the Local Planning Authority.