

LOCATION: West Hendon Regeneration Area (Phase 5), NW9

REFERENCE: 17/8134/RMA **Received:** 22 Dec 2017

WARD: West Hendon **Accepted:** 22 Dec 2017

APPLICANT: Barrett Metropolitan LLP **Expiry:** 23 Mar 2018

PROPOSAL: Application for reserved matters (scale, layout, appearance, access landscaping, planting, and access) and the construction of 216 residential units (118 market, 97 intermediate and 1 social rented unit), including parking and new landscaped public space for Phase 5 (Block A, B, C and G) pursuant to conditions 5 and 6 following approval of hybrid planning application H/01054/13 dated 20/11/2013.

APPLICATION SUMMARY

The West Hendon 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.

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. There is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment to deliver new housing and create a revived neighbourhood.

A hybrid planning application was granted in November 2013 under planning application H/01054/13 for the redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, replace the community space and create new open space and infrastructure.

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

In respect of this, Barratt have submitted a reserved matters application for Phase 5 of the West Hendon regeneration. This application is the penultimate reserved matters application submitted pursuant to the 2013 hybrid approval and will allow the delivery of Phase 5 of the regeneration of the West Hendon Estate. This phase covers an area of 2.6 hectares and looks to provide 216 dwellings comprising of 118 market houses and 98 affordable housing, representing an affordable housing provision of 45%.

The reserve matters as per conditions 5 and 6 pertain to the detailed design, appearance, access and landscaping of Phase 5 have been assessed and it is considered that the

proposals will deliver a high quality, sustainable development. The vision of the masterplan as linked to all previous phases have been considered and employed across the Phase 5 buildings, landscaping and access. The development would result in a modern contemporary design whilst maintaining an acceptable quality in its materials. Clear consideration has been given to disability needs (10%) and car parking (at ratio. 0.9). There is also a good standard of landscaping provided throughout.

Officers do not consider that there are any significant issues with regards to the proposal or impact to existing properties.

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 wider application site is situated southwest of the Borough within the West Hendon Ward which borders the neighbouring Borough of Brent. No part of the current application site falls within or is close to a conservation area. There are also no listed buildings on site. However, the nearby Cool Oak Lane Bridge is Grade II Listed. The application site also incorporates some parts of the Broadway High Road Town Centre area. The site benefits from a Public Transport Accessibility Level (PTAL) rating of between 2(Poor) - 3 (Moderate). Although the surrounding area contains a mix of land uses and built forms, it can be characterised as predominantly residential in nature with the Hendon Railway Station located approximately 300 metres to the east of the site.

The original West Hendon Estate was completed in the late 1960s and comprised 597 residential units. However overtime it has become delapidated in its appearance and characterised by a number of issues primarily driven by the estate's design, layout and construction, which resulted in problems such as crime and anti-social behavior. The estate was also poorly managed with no sense of design orientation and illegible public and private spaces. The 2013 West Hendon Estate planning permission looks to regenerate the area and respond to these issues.

In 2004 the London Plan identified the West Hendon area as an Opportunity Area with the potential to provide a minimum of 10,000 new homes. A planning framework for this was

subsequently prepared by the London Borough of Barnet in partnership with the Mayor. This was later adopted by the Council as Supplementary Planning Guidance (SPG) in April of that year and also formally adopted by the Mayor as part of the Opportunity Area Planning Framework in December 2005.

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 and has been designated as one of the Council's Priority Housing Estates for Regeneration within its Local Plan (2012). In particular, it states at policy CS3 that the area is projected to provide 1540 new homes. It also forms part of Barnet Council's Place Shaping Strategy 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 current areas of isolation. The regeneration would also deliver new housing to address the housing demand within the Borough. However funding constraints required the Council to seek external partners and in 2011 Barratt Metropolitan LLP (BM LLP) entered into discussions with London Borough of Barnet to help deliver the regeneration of the estate and community facilities.

The current Reserve Matters application specially relates to Phase 5 of the West Hendon Estate planning permission H/01054/13, approved in October 2013, which gave permission for:

Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works. Submission of Environmental Statement.

The development will be delivered through six phases with the projected completion date of 2028.

Phase 5 of the development site relates to Buildings A, B, C and G and is 2.6 Hectares in size. This specific part of the wider development site is bound by the Silk Stream to the north, Cool Oak Lane to the south, Edgware Road (The Broadway-A5) to the east and the Welsh Harp to the west, which is also known as the Brent Reservoir.

The Brent Reservoir is a Site of Special Scientific Interest (SSSI). It is particularly recognised for its significance with respect to the breeding and wintering of the bird population. This includes the great crested grebe, pochard, tufted duck and the common tern. The site is also

designated as a Local Nature Reserve (LNR) and a Site of Metropolitan Importance for Nature Conservation (SMINC). It has also been designated by Brent Council as an area for recreational use and wildlife conservation.

Details relating to all proceedings Phases have previously been submitted and approved by the Planning Committee.

2. PROPOSAL

The application seeks Reserved Matters approval pursuant to Phase 5 of the original permission (H/01054/13) for the development of 216 residential units (118 Market and 98 affordable, including Blocks A, B, C and G) and parking. In particular, conditions 5, 6 and 7 of the original 2013 permission detail what is required. These conditions read as follows:

Condition 5

Reserved matters pursuant to this permission shall be made in accordance with the following plans and documentation

- a. *Development Specification Rev A*
- b. *Design Guidelines Rev A*
- c. *Parameter plans:*
 - *Parameter Plan Buildings to be Demolished 716_00_07_002 Revision P2*
 - *Parameter Plan Development Area 716_00_07_003 Revision P2*
 - *Parameter Plan Building Heights 716_00_07_004 Revision P2*
 - *Parameter Plan Open Space 716_00_07_005 Revision P2*
 - *Parameter Plan Ground Floor Frontage Uses 716_00_07_006 Revision P2*
 - *Parameter Plan Typical Above Ground Frontage Uses 716_00_07_007 Revision P2*
 - *Parameter Plan Car Park 716_00_07_008 Revision P2*
 - *Parameter Plan Strategic Phasing 716_00_07_009 Revision P2*
 - *Parameter Plan Vehicular and Pedestrian Circulation 716_00_07_010 Rev 02 Revision P2*
 - *Parameter Plan Silk Stream Bridge Alignment 716_00_07_011 Revision P2*
 - *Parameter Plan Silk Stream Bridge Levels 716_00_07_012 Revision P2*
 - *Parameter Plan Cool Oak Lane Bridge 716_00_07_013 Revision P2*

Each reserved matters submission should include a statement of compliance against each of the Parameter Plans, the individual sections of the Design Guidelines and the Development Specification. The development shall be implemented in accordance with such details as approved. No variations to the parameter plans shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement or the application is accompanied by environmental information the scope of which has previously been agreed with the Local Planning Authority to assess the likely significant effects of the development having regard to the proposed variation.

Reason: For the avoidance of doubt and to ensure that the development accords with the Outline Planning Permission

Condition 6

- *No development shall take place within a phase of the outline permission until reserved matters for that phase have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.*

Reason: To ensure that the development is carried out in an appropriate sequence in accordance with the range and scale of impacts measured and assessed in the Environmental Statement.

Condition 7

No variations to the Strategic Phasing Plan (reference 716_00_07_009 Rev P2) shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement or the application is accompanied by environmental information the scope of which has previously been agreed by the Local Planning Authority to assess the likely significant effects of the development having regard to the proposed variation.

Reason: To ensure that the development is carried out in an appropriate sequence in accordance with the range and scale of impacts measured and assessed in the Environmental Statement.

In addition to the above, the wording of the Decision Notice also requires that a number of separate conditions and details are also dealt with at the same times as the Reserve Matters application. These conditions are:

- Conditions 22, 23, 39, 43, 44 – (Submitted under application 17/8159/CON)
- Conditions 24, 25, 36, 50 – (Submitted under application 17/8161/CON)
- Condition 51 – (Submitted under application 17/8163/CON)

For the avoidance of doubt, it should be noted that all the above conditions have been discharged.

The Phase 5 development would also deliver the following residential Blocks:
A, B, C1, C2, C3, C4, C5, G3 and G5.

In light of the above, the reserve matters application will focus on the following areas:

- Parameter plans including scale, layout and appearance
- Design
- Viability Assessment
- Landscaping
- Access

3. RELEVANT SITE HISTORY

18/1444/NMA: Non-material amendments to planning permission reference H/01054/13 dated 20/11/2013 for the Hybrid planning application for the demolition and redevelopment of the West Hendon Estate. Amendments include changes to ground floor plan including relocation of parking spaces and creation of additional landscaping/amenity provision. – **Approved, 28/03/2018.**

17/8163/CON: Submission of details of condition 51 (Design Review Panel Report) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 11/4/2018.**

17/8161/CON: Submission of details of conditions 24 (Drainage Strategy) 25 (Flood Risk Assessment) 36 (Site Waste Management Plan) 50 (Estate Management Plan) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 11/4/2018.**

17/8159/CON: Submission of details of conditions 22 (Landscape Management Plan) 23 (Non-Native Plants Survey) 39 (Ecological Management Plan) 43 (Tree Survey) 44 (Bird Boxes) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 11/4/2018.**

17/8150/RMA: Application for reserved matters (scale, layout, appearance, access and landscaping) and the construction of 516 residential units (442 market and 74 intermediate), including parking and new landscaped public space for Phase 6 pursuant to condition 5 following approval of hybrid planning application H/01054/13 dated 20/11/2013. – **Pending Consideration.**

17/8134/RMA: Application for reserved matters (scale, layout, appearance, access landscaping, planting, and access) and the construction of 216 residential units (118 market, 97 intermediate and 1 social rented unit), including parking and new landscaped public space for Phase 5 (Block A, B, C and G) pursuant to condition 5 following approval of hybrid planning application H/01054/13 dated 20/11/2013. – **Pending Consideration.**

17/4918/NMA: Non-material amendments to planning permission reference 14/07964/RMA dated 01/05/2015 for Reserved Matters relating to Scale, Layout, Appearance, Landscaping, Access and Parking, pertaining to Blocks F1, F2, F3, F4, G4, H3, H4 forming Part of Phase 3b and 3c of the West Hendon Estate Regeneration comprising 298 Residential Units (181 Market Value Units and 117 Affordable Units) Commercial Floorspace totalling 1,245m² (Use Class A and B1) and 18m² SSSI Warden Accommodation pursuant to condition 3 of Hybrid Planning Approval H/01054/13 dated 20th November 2013. – **Approved, 30/08/2017.**

17/0017/RMA: Application for Approval of Reserved Matters relating Layout, Scale, Appearance, Access and Landscaping, pertaining to Buildings H, J, K and M, forming Phase 4 of the West Hendon Estate Regeneration Scheme involving demolition of Existing Buildings (33-125 Tyrrel Way, 11-72 Warner Close and the Car Park between Tyrrel Way and Warner Close) and the construction of 611 Residential Units (418 Market Value Units and 193 Affordable Units) including Basement Car Parking, Major Highways Works and New Landscaped Public Space pursuant to planning permission H/01054/13 dated 20/11/2013. – **Approved, 18/06/2017.**

15/07186/NMA: Non-material minor amendments to planning permission reference H/01054/13 dated 20/11/13 for 'Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works. Submission of Environmental Statement.' Amendments include change to ground floor plans, main elevation treatment to front entrance to Block E2. – **Approved 15/12/2015.**

14/07964/RMA: Application for Approval of Reserved Matters relating to Scale, Layout, Appearance, Landscaping, Access and Parking, pertaining to Blocks F1, F2, F3, F4, G4, H3, H4 forming Part of Phase 3B and 3C of the West Hendon Estate Regeneration comprising 298 Residential Units (181 Market Value Units and 117 Affordable Units), Commercial Floorspace totalling 1,245m² (Use Class A and B1) and 18m² SSSI Warden Accommodation pursuant to condition 3 of Hybrid Planning Approval H/01054/13 dated 20 November 2013. – **Approved, 08/04/2015.**

H/03991/14: Variation to Section 106 agreement pursuant to planning permission H/01054/13 dated 20/11/13 for: "Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works. Submission of Environmental Statement.". Variation to respond to amendment of proposed sub-phasing. – **Approved, 02/08/2017.**

H/00028/14: Non-material minor amendment to planning permission reference H/01054/13 dated 20/11/13 for: "Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and

infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works". Amendments relates to timescale for Condition 50, 'Estate Management Plan' of planning permission H/01054/13. – **Approved, 03/01/2014.**

H/01054/13: Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp. Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works. Submission of Environmental Statement. – **Approved, 20/11/2013.**

H/00814/13: Retention of refurbished lower level of car park following demolition of upper level including the erection of 4no. lighting columns. – **Approved, 12/11/2014.**

H/04768/11: Non-material minor amendment to planning permission H/03145/10 dated 20/12/10 for 'Temporary (four years) erection of a compound containing single storey buildings for use as marketing suite and site office buildings. Five car parking spaces for use with the marketing suite, and associated landscaping.' Amendments to include revised landscape scheme. – **Approved, 29/02/2012**

H/03145/10: Temporary (four years) erection of a compound containing single storey buildings for use as marketing suite and site office buildings. Five car parking spaces for use with the marketing suite, and associated landscaping. – **Approved, 12/12/2010.**

H/04103/08: Reserved matters application seeking approval for landscaping, siting, design and external appearance in relation to Phase 2A of the redevelopment of West Hendon Estate, comprising 186 residential units (161 flats in block 'L' and 20 flats and 5 terraced houses in block 'M') pursuant to Condition 3 of outline planning permission W13937/04 for the redevelopment of the site approved 1 July 2008. – **Approved, 24/12/2008.**

W13937/04: Redevelopment of site including the demolition of all existing buildings and construction of 2171 new residential units, approximately 10,000sqm of non-residential floorspace for retail (Class A1), office (Class A2), food and drink (Class A3), business (Class B1) and social/community and leisure (Classes D1 and D2) uses and provision of associated public and private open space, landscaping, car parking, access arrangements and highway/pedestrian improvements. – **Approved, 02/07/2008.**

Preapplication:

Barrett Metropolitan LLP have engaged in pre-application discussions with LBB through an open dialogue of meetings including the following:

- 18th March 2018 – Linked Conditions
- 9th January 2018 – Design Discussions
- 20th November 2017 – Design
- 11th October 2017 – Design and Progress Presentation

4. PUBLIC CONSULTATIONS AND VIEWS EXPRESSED

The application was advertised via a Site Notice displayed at the site for a period of 21 days between 18th January 2018 to 8th February 2018. A press notice was also issued on 18th January 2018.

The application was also publicised via direct neighbour letters to 1104 neighbouring properties. One neighbour comment has been received from the following address:

- 124 Marsh Drive NW9 (Comment)

These comments can be summarised as follows:

- The ongoing progress with the redevelopment impacts upon the residents and stakeholders alike.
- Please ensure that residents have a facility which is purpose built which serves the community. Otherwise where else will people be able to congregate to share their experiences.

Officer response: Officer spoke with this neighbour directly to reassure them that the correct legislative processes were being followed. Also, that a community centre, school and landscaping plan formed part of the redevelopment. This would be to the benefit of the community.

5. STATUTORY AND INTERNAL BODIES

- **Natural England:** No objection.
- **Environment Agency:** No objection to proposal.
- **Thames Water:** No comment.
- **Barnet Council's Street Lighting Team:** No objections subject to conditions.
- **Barnet Council's Waste and Refuse Officer:** No objection.

- **Barnet Council’s Highways Officer:** No objection, details acceptable.
- **Barnet Council’s Arboricultural Officer:** The proposed planting and landscaping details are acceptable.
- **Barnet Council’s Ecology Officer:** No comment
- **Barnet Council’s Flood/Drainage Officer:** No objection.

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 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 (2012)

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

The NPPF advocates for a presumption in favour of sustainable development to be applied to all developments. It 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”. This applies unless any adverse impacts of a development would “significantly and demonstrably” outweigh the benefits. The relevant Chapter 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
- 8. Promoting healthy communities

- 9. Protecting Green Belt land
- 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 (2016)*

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 2.14 - Areas for Regeneration
- 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 3.7 - Large Residential Developments
- 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 3.15 - Co-ordination of Housing Development and Investment
- Policy 3.16 - Protection and Enhancement of Social Infrastructure
- Policy 3.18 - Education Facilities
- 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 5.10 - 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 5.18 - Construction, Excavation and Demolition Waste
- Policy 5.19 - Hazardous Waste
- 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
- Policy 7.6 - Architecture
- Policy 7.7 - Location and Design of Tall and Large Buildings
- Policy 7.14 - Improving Air Quality
- Policy 7.15 - Reducing and Managing Noise
- Policy 7.16 - Green Belt
- Policy 7.17 - Metropolitan Open Land
- 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

Draft Replacement London Plan (2017)

The Draft London Plan (DLP) published November 2017 sets out the Mayor's overarching strategic planning framework from 2019 up to 2041. When adopted this will replace the London Plan 2016.

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications will continue to be determined in accordance with the 2016 London Plan.

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 DM05 - Tall Buildings
- Policy DM06 - Barnet's Heritage and Conservation
- Policy DM07 - Protecting Housing in Barnet
- Policy DM08 - Ensuring a Variety of Sizes of New Homes to Meet Housing Need.

- Policy DM09 - Specialist Housing – Houses in Multiple Occupation, Student Accommodation and Housing Choice for Older People
- 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:

- *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 Hard-standings 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.
- *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.

Greater London Authority

- *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.
- *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 scrutinized 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.
- *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.
- *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.
- *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.
- *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.

7. PLANNING CONSIDERATIONS

The main areas for consideration are:

- Principle of Development
- Principle Reserved Matters Details
- Design (scale, layout, appearance)
- Affordable Housing and Viability
- Impact on Neighbouring Amenity
- Landscaping
- Access
- Refuse and Recycling Storage

7.1 *Principle of Development*

The principle of constructing 216 residential dwellings (4 houses and 212 apartments within 8 apartment blocks) for Phase 5 and the provision of landscaping and parking was established by the hybrid planning permission in 2013. In fact, the 2013 permission allowed for much larger scaled structures at the Phase 5 site than is currently proposed.

At present, the following dates have been provided for the construction of the site:

- Phase 3a: 2014-2016
- Phase 3b: 2016-2019
- Phase 3c: 2017-2018
- Phase 4: 2019-2023
- Phase 5: 2022-2024
- Phase 6: 2023-2027

7.2 *Principle Reserved Matters Details*

The reserved matters currently under consideration are as per conditions 5 and 6 of the hybrid planning permission and relates to details of access, layout, scale, landscaping and appearance as below:

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 visual impression of the detailed elements and aspects of the building or composition of buildings both its intrinsic architectural or aesthetic merit and value.

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 – This relates to internal room layouts, primary and secondary routes around the site in compliance with the outline parameter plan as well as disabled access.

The 'outline' element of the hybrid planning permission provided for a number of parameter plans which established a series of clear principles and guidelines to help shape the future of the development. These plans also help drive the direction of the development and set a fix quantum of works, while determining the maximum and minimum controls in relation to the built forms, land uses, height levels and access arrangements. Any assessment of subsequent phases shall be informed by these plans. As such, the key parameter plans relevance to the consideration of this application are as follows:

Parameter Plan Buildings to be Demolished 716_00_07_002 Revision P2: This established the number of existing onsite buildings to be demolished to make way for the new development.

Parameter Plan Development Area 716_00_07_003 Revision P2: This plan defines the extent and outline of the private space occupied by the buildings and their associated front and rear gardens. It also 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 Building Heights 716_00_07_004 Revision P2: This plan establishes the minimum and maximum building heights from ground level and sets limits for future ground levels within the site. It also controls all possible building storey numbers.

Parameter Plan Open Space 716_00_07_005 Revision P2: Establishes the location and extent of public open spaces and associated shared surfaces together with any tree planting strategies, neighbourhood play areas, Doorstep play areas and bridge links.

Parameter Plan Ground Floor Frontage Uses 716_00_07_006 Revision P2: This plan establishes the locations of the shop frontages, schools and building frontages.

Parameter Plan Typical Above Ground Frontage Uses 716_00_07_007 Revision P2: This plan establishes the general building frontages that would be largely visible above ground.

Parameter Plan Car Park 716_00_07_008 Revision P2: This plan provided an outline illustration as to the likely position of any underground, ground level and carpark zone entrance as part of the development.

Parameter Plan Strategic Phasing 716_00_07_009 Revision P2: This plan defines the phasing strategy for the redevelopment. As the redevelopment of the estate involves re-housing existing tenants the phase boundaries have been informed by land availability, maintaining access and the likely requirements of each phase.

Parameter Plan Vehicular and Pedestrian Circulation 716_00_07_010 Rev 02 Revision P2: This 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 possible locations for bus stops.

These plans are read in conjunction with the Design Guidelines and other supporting documents originally submitted as part of the primary application, which expand upon the details in the parameter plans. Collectively these establish a series of development principles that will be used to guide the detailed design of future phases to ensure the overall resulting development is in accordance with the outline elements of the hybrid permission.

Details submitted as part of the Reserve Matters application for Phase 5 demonstrates that the application broadly accords with the agreed parameters of the outline consent with the exception of some minor differences. These differences are discussed in the below sections.

Summary of Blocks against general parameters

Block	Details
Block A	<ul style="list-style-type: none"> - Three storey units containing four individual townhouses - Single aspect windows. - 3x market houses, 1x rented - Scale of development is well within the restrictions of the parameter plans.
Block B	<ul style="list-style-type: none"> - 8 Storey building containing 45 flats - All flats are Shared Ownership - There are windows at all elevations - Building follows masterplan principles - The building scale and height is well within the restrictions of the parameter plans
Block C	<ul style="list-style-type: none"> - This is a cluster of 5 buildings of between 2 and 6 storeys. - C1 = 5 storey; C2= 4 storey; C3 6 storey; C4= 6 storeys; C5= 3 storey. - They would deliver a total of 117 flats - 84 market and 33 Shared Ownership - All building scales sit within the limitations of the parameter plan however, with the overall the scale being smaller than the maximum allowed.
Block G	<ul style="list-style-type: none"> - 6 storey building containing 50 flats - 31 market, 19 Shared Ownership - There are windows at all elevations - The building scale and height is well within the restrictions of the parameter plans

Deviations from parameter plans and master plan.

While the majority of the development complies with the parameter plans and design guidance of the Master Plan, there have been a number of deviations. Some relatively minor and some more significant.

Deviations from Plans:

- A very slight shift in the building line of Block C(1-4) and its associated car park. This was required in order to rationalise the plans.
- The following buildings are below the minimum parameter heights detailed under plan 716_00_07_004 (Rev. P2): Block A(part of), Block B, Block C(1,4,5), Block G(3). In all cases, the heights proposed have been informed by the site context and its relationship to those existing housing surrounding it. Further design discussions are provided below. However, Block A has been particularly informed by the ground level at that part of the site. It is required that the house closest to the Broadway be built 100mm above the maximum parameters in order to tie it to those houses at Brothwick Road.

- There are no residential use or frontage proposed at ground floor of building G4.

Deviation from Design Guidance:

- The previous design required all window brick details to be at 1.5 bricks, these have now been revised to 1 brick.
- No windows to stairs and circulation areas.

Deviation from Highways works:

- A new pedestrian link is proposed to create direct access from the estate to the Welsh Harp. This design improvement would allow for better connectivity to all the Welsh Harp.

Under condition 5 of the original permission detailed above, deviations to the parameter plans and design guidance could be acceptable where “...*the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement or the application is accompanied by environmental information the scope of which has previously been agreed with the Local Planning Authority to assess*”

Officers have assessed the above proposed deviations and do not consider that they would give rise to any additional or new environmental effects, or significantly harm the spirit of the original Master Plan. In terms of the overall design principles, the deviations detailed above would also respect the original core considerations.

7.3 Design (scale, layout, appearance)

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 massing. They should also contribute to a positive relationship between the urban structure, natural landscape features, underlying landform and topography of an area. It should also be human in scale, ensuring buildings create a positive relationship with street level activity. A complementary relationship should be employed between new buildings and those existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area. Lastly, new developments should be informed by the surrounding historic environment. An architectural design criteria is 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.

Scale

As detailed above, the original parameter plans controlled the maximum height and building footprint for the scheme. Particular attention has been given to the need to create interest through architecturally active frontages and a variety of building heights, volumes, materials and facades. When completed, the development would result in an attractive skyline with distinctive architectural character of its own. The scale of the development also enforces strong building edges to the streets.

Block A encompasses a terrace of four houses. The massing is within that allowed by the parameter plans. The scale and design allows for every house to be read as an individual envelope and entity, and creates variation in the sky exposure. Block A also creates a rhythm that relates well with those housings and buildings nearby by mirroring the heights of the existing houses.

Block B encompasses a eight-storey building contained within a rectangular plot of land. It responds well to the proposed Block A townhouses and existing townscape of West Hendon. The massing is rationalised with a stepped change to the south of the Block to accommodate the provision of balconies. These balconies provide a break in the massing and create further interest and complexity in the building façade.

Block C represents a large arrow shaped plot of land that includes buildings C1-C5. The Block is built over three to six stories. The development is made up of five buildings with a mix of flats and three bedroom duplexes, all looking inwards towards an internal landscaped courtyard. Although the Block has been designed as one composition, the staggering of heights and two building forms have been employed to create interest in the overall architectural building design. This proposed massing is mitigated though the variation in buildings heights. This height variation allows for the mass to work twice as hard in providing views, but also allows maximum natural light into the courtyard spaces. There is also an attempt to use the fully approved footprint envelope prescribed by the parameter plans. Again, the scale of the development is in keeping with that required by the parameter plans.

Block G includes buildings G3 and G5 and is built over five to six stories on an L-shaped plot. The Block faces onto the main Hendon Broadway and therefore needs to relate to its commercial character. At ground floor, commercial units are proposed with residential above.

The building massing fully utilised the plot to provide a mix of uses whilst also considering its relationship to the building heights and massing of those properties on the Broadway elevation. At this elevation a reduced massing has been employed with a step in the building height inspired by the step in height of the properties to the side of the site at Perryfield Way elevation. Much of the remaining mass has been located to the side and rear of the site. Thus the scale and massing is considered acceptable as it relates well with the site context.

Materials

Details submitted with the application demonstrates that the material pallet for Phase 5 has been informed by those agreed in the 2013 masterplan. Complementing materials are used across the plot. The materials have also been informed from the analysis of existing context and applied where appropriate, particularly at the elevation facing the Broadway. The residential quarters, the retail environment and the public spaces incorporate different materials to respond to the architecture and use of respective spaces. As a result, the use of the material pallet allows for sufficient variation which avoids unnecessary repetition throughout the new development.

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 unit sizes is also echoed within the London Plan Policy 3.8. The table below provides a breakdown of the proposed units:

The table below provides a breakdown of the proposed units:

Table 1: Block Unit Breakdown

	Block	Private	Affordable	Intermediate	Disabled units	Total
Houses						
Hse 3B P Duplex	A	3	1			4
Apartments						
Apart 1B 2P	B		20		4	24
Apart 2B 3P					2	
Apart 2B 4P	B		14			14
Apart 3B 5P	B		2	1	1	4
Apart 3B 5P Duplex	B		8			
Block C						
Apart 1B 2P	C	40	15		6	61
Apart 2B 3P					7	7
Apart 2B 4P	C	21	11			33
Apart 3B 5P	C	23	7			30
Apart 3B 5P Duplex	C	4				4
Block G						
Apart 1B 2P	G	23	9			32
Apart 2B 4P	G	3	5			8
Apart 3B 5P	G					

Apart 3B 5P Duplex	G	5	5			10
Total		118	97	1		216

The housing mix should be informed by the housing needs within the Borough identified by the Council. The Council's Local Plan documents identify 3 and 4 bedroom units as being of the highest priority types the Borough. These are often required to meet demand for family units within the Borough and therefore, their introduction is actively encourages. Family units can also be defined as any unit that can house 3 or more persons, as defined by the London Plan. Based on this definition, the proposal would allow for 92% new family units of which 54% would represent 3 bedrooms or more. Therefore the proposed housing mix is welcomed as it would provide a large number of family units and help address the 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 of the current Phase measures 2.6 hectares and has a PTAL rating of between 2-3. 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 Mayor’s Housing SPG, at paragraph 1.3.12, further states that the density ranges should be “*used as a guide and not an absolute rule, so as to also take proper account of other objectives*”. It does not preclude developments with a density above the suggested ranges, but requires that they “*must be tested rigorously*” (para.1.3.14). This will include an examination of factors relating to different aspect of “*liveability*” of a proposal (dwelling mix, design and quality of accommodation), access to services, impact on neighbours, management of communal areas and a scheme’s contribution to ‘*place shaping*’. The impact of massing, scale and character in relation to nearby uses will be particularly important.

The SPG also considers the opportunities and constraints with regards to density on small sites (para.1.3.39). Responding to existing streetscape, massing and design of the surrounding built environment should be given special attention – where existing density is high, for example, higher density can be justified. Paragraph 1.3.40 notes that small sites require little land for internal infrastructure, and as such, it is appropriate for density to reflect this.

Based on the London Plan calculation, the site would have a density of 228 (592 habitable rooms/2.6 hectare). This is higher than that suggested by the London Plan density matrix. The development would therefore represent a much more intense form of development. However During the originally assessment of the wider Hybrid development, it was determined that the overall development would result in a density of 210u/ha which exceeds the recommendation

of table 3.2. However the Greater London Authority in its stage one report commented that the higher density was acceptable at the location “given the context of the site and the residential quality”. Therefore in keeping with the flexible approach advocated by the above SPG and the comments made in the GLA report of in the original development has the proposal higher density at the site has already been deemed acceptable.

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.

Details submitted with the application confirm that all the proposed units would be of a generous size, with good bedroom sizes in compliance with the required London Plan Policy 3.5 and the National Technical Housing Standards. They would also achieve the minimum ceiling height of 2.5 metres required.

Access/Disabled Units

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 there will be a total of 20 wheelchair units. This would result in a 9.3% wheelchair provision for Phase 5. However the overall development would meet the required 10% wheelchair unit requirement. The types of disabled units are also acceptable as the application provides for a good choice as demonstrated by the below summary table.

Type	LHS	WHDG	Totals
1B	97	10	107
2B	47	9	56
3B	52	1	53
Totals	196	20 (10%)	216

In addition, all residential units have been built to meet Lifetime Homes standards.

Sunlight and Daylight to Proposed Units

The application is accompanied by a Daylight, Sunlight and Overshadowing Analysis report prepared by Point Surveyors 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.

The applicant's submitted assessment states that all relevant habitable rooms would be able to meet the minimum BRE test to an acceptable degree. Where it fails, these rooms are often those underneath balconies. The report states at points 5.4- 5.7 that:

When considering the proposed density of the development, the results show that a very good level of daylight should be achieved to Block B1, Blocks D5-D8 and Block G with 91-100% of rooms achieving a good level of daylight using the secondary ADF test, and 96-97% of rooms achieving an adequate level of daylight distribution.

The results to Blocks A1, C1-5 and D1-D4 show a slightly lower percentage of rooms meeting the suggested ADF and NSL criteria than Block B1, Blocks D5-D8 and Block G. However, the levels achieved are still considered good for the proposed density. The rooms that do not meet the suggested ADF criteria are typically those below balconies which restrict the daylight that can be enjoyed in the room. The lower number of rooms meeting the ADF criteria is therefore not considered to be principally because of the size and location of the other proposed blocks in the near vicinity, but because of the desired internal configuration and the trade-off required between providing private balconies and good levels of daylight within a room.

The percentage of rooms achieving a good level of sunlight is lower than the percentage of rooms achieving a good level of daylight, but this is because all rooms, regardless of their orientation, have been assessed. Those rooms that face within 90° of north, because of their orientation, or those behind balconies, will receive lower levels of sunlight regardless of any design. The percentages achieved are considered good for the proposed density of the development.

When looking at the rooms which have at least 1 window orientated within 90 degrees of due south, the level of compliance improves showing that at least 62% of all rooms orientated within 90 degrees of due south will strictly meet the BRE guidelines and 99% will be able to receive some sunlight.

More detailed calculations are provided within Appendix 1 of this report.

Considering the above, 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 guidance in relation to the provision of dual aspect units and private amenity space. Housing SPG standard 4.10.1 states that 5m² of private amenity space should be provided for each one bedroom unit, with a further 1m² 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.

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

The houses on Block A would have no rear garden, however would have a relatively small garden to the front of the property. Details submitted with the application demonstrate that all the proposed flats would benefit from at least 5sqm or more of private outdoor amenity space by way of terraces and balconies. However additional outdoor amenity spaces is provided via central courtyards at Blocks C and G, 500sqm of Doorstep Play and 215 Local Play, as well as public open space throughout the masterplan such as that at West Street Square. Together these spaces amount to outdoor amenity in excess of what is required.

In light of this, the development would meet the required London Plan and Barnet Council quota and result in quality outdoor space.

7.4 Affordable Housing and Viability

Policies 3.8 to 3.13 of the London Plan relate to affordable housing. Policy 3.11 states that the Mayor, London 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 the current London 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. 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 current Phase would result in a 45% (98 units) affordable housing units with 1x intermediated rented property. However when considered against the wider site, the total affordable housing units for the development would be 28.6%, with a mix of 43% social rented and 57% intermediate/shared equity. This is in keeping with policy CS4.

Site wide tenure is as follows:

Tenure	No. Units
Private	1428

Affordable Rent	219
Intermediate	353
Total	2000

The proposed mix has been assessment independently by JL Hearn who have confirmed that the 28.6% affordable housing would result in a reasonable level of affordable housing given the agreed method of assessment as detailed within the original S106.

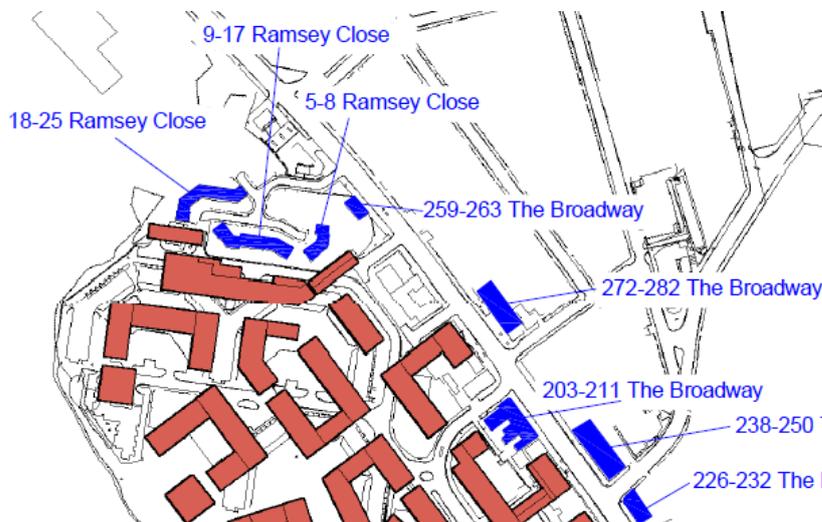
7.5 Impact on Neighbouring Amenity

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 (2016) Chapters 7 and 13 which 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.

The nearest residential properties to the Phase 5 site are those at 5-8 Ramsey Close.



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 of these properties. The most affected being those at Ramsey Close. These properties would look to the rear walls of the properties within Block A. The these rear walls would have no windows and are set to the far side of the rear gardens. Therefore the design of the development results in an acceptable level of outlook and impact on privacy owing to the position of Block A. As no windows looking towards the properties at Ramsey Close are proposed there will also be no loss of privacy from increased overlooking. Therefore the development is more than compliant with the required policies governing loss of privacy and overlooking to any future neighbours.

Daylight, sunlight, outlook and overshadowing

The applicant's Sunlight and Daylight report looked at the site as a whole. Given the extent of the application site much of the development would have no impact on existing residential properties and any impact has already been accepted in principle in relation to the building heights and scales. The applicant's Sunlight and Daylight report confirmed that although there have been some minor changes to Phase 5 when compared to the masterplan, any loss of daylight to nearby residential units was "negligible" and related to secondary rooms. The majority of the neighbouring windows and all neighbouring gardens tested met or surpass the BRE numerical recommendations.

However at present the properties at 5-8 Ramsey Close benefit from clear views from their rear elevations across the site. The proposed Block A development would enclose these garden areas creating greater overshadowing within the garden areas of these properties. It would also result in a relatively large flank wall. However given the distance between the houses and the proposed Block A rear wall (at 10 metres), any likely loss of outlook is not considered harmful. In addition given that the Block A development is south of the these properties the likely loss of daylight would be in the afternoon and again not be significant. Due to the size of this flank wall a condition will be attached requiring its treatment with planting or a green wall in order to soften its appearance and introduce further biodiversity on site.

The sunlight report submitted by the applicant states:

"The sunlight results show that one window [at 6 Ramsey Close] will experience a moderate adverse effect ... All other windows will experience a negligible adverse effect...each of these windows will experience an adverse effect because of the reduction in winter sunlight hours only, and they will continue to receive at least 37% annual probable sunlight hours in total

...taking into account the high levels of total annual probable sunlight hours that will continue to be enjoyed the sunlight effects on 5-8, 9-17 and 18-25 Ramsey Close are considered negligible.

The overshadowing results show that each garden will continue to be able to enjoy 2 hours of sunlight to at least 50% of its area on 21 March. "

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

Noise and sound insulation

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 sufficiently address officer concerns regarding noise and would not lead to any significantly harmful levels.

7.6 Landscape

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.

Condition 22, 23 and 43 of the original application outlines the level of detail required pertaining to the landscaping of the site. These conditions were formally submitted for discharged under application 17/8159/CON and approved by officers in March 2018.

The Arboricultural Officer has reviewed the Landscape Management Details, Invasive Plant Strategy and Land Tree and Hedge Survey submitted and has commented that the proposals are acceptable. The submitted tree survey provides an accurate assessment of the 30 trees on the site or close to the red line boundary and 20 trees will be removed to facilitate Phase 5 area leaving 10 trees remaining. Details of tree planting and garden greening treatment are of an acceptable quality for the location and the general maintenance schedule for the management of the soft landscape is acceptable. However the Invasive Plant Survey was undertaken in 2017. Therefore another is required in June 2018. This will be conditioned.

7.7 Sustainability

The application site falls within Flood Zone 1. The site is considered to be at low risk from all other sources of flooding. The site is also not located within a critical drainage area (CDA), as defined in the Barnet Surface Water Management Plan (2011). In light of this, it is considered that the proposed development would be appropriate at the location in accordance with Table 3 of the Planning Practice Guidance.

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 developments 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

The applicant has submitted details regarding the sustainability and energy efficiency of the scheme. They confirm that the development would implement the following measures:

- Photovoltaic panels would be installed at the roof level of buildings B, C1, C3, G3.
- Developer would meet Code for Sustainable Homes level 4.
- Developer would meet the LCCP Checklist for adapting to Climate Change.
- Proposed Energy Centre at the basement level of E2 would use gas-CHP and gas-fired boilers.
- Use of rainwater harvesting.
- Developer would have Green and brown roofs.

In addition, to the above conditions 4, 14, 15 and 39 of the hybrid permission also require sustainable measures are implemented and formally submitted for consideration. Therefore further details will be forthcoming.

Policy 5.2 (B) further sets minimum targets for the carbon dioxide emissions reduction to residential developments. This policy states that developments should meet these targets as per the Building Regulations requirements, by resulting in zero carbon emissions. Or at the very least result in a 35% reduction in carbon compared to the existing building with the remainder to be off-set via a carbon contribution. Regulation 26 of the building regulations states that "Where a building is erected, it shall not exceed the target CO2 emission rate for the building...". Policy CS13 of the Local Plan supports this aim by expecting all developments to be energy efficient and seek to minimise any wasted heat or power. In order to meet these targets it is required that the development submit detailed calculations to the Building Inspector in order for Officers to determine the building emission rate (BER).

Details submitted with the application show that the development would comply with the above Policy 5.2.

The London Plan Policy 5.15 requires that water consumption is minimised to 105 litres per person, per day and that details should be submitted to show how the developer aims to meet this requirement. Conditions under the original application require that sustainable measure regarding water are implemented. However a condition will be attached to ensure the London Plan water targets are adhered to.

In general, the original hybrid permission places an emphasis on sustainable building practices. Therefore offices are confident that the resulting development would encompass sustainable building materials and technologies.

BREEAM

As the development is characterised as a “major” development, it is required under the SPA for Sustainable Design and Construction, that BREEAM standards be met. Under Council policies DM01 and DM02 and the London Plan Policy 5.2 it is required that both residential and non-residential developments meet a target of BREEAM ‘Good’ (based on 2011 standards). The applicant has confirmed that the development would be able to comply with these requirements. In addition, the hybrid planning permission requires compliance under condition 15.

7.8 Access

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 level. 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:

- Reduction in congestion
- Continued investment in the highways network
- Working with Transport For London
- The management of parking
- Maintaining road safety
- Encouraging sustainable modes of transport

The proposed street plan represents a coherent and legible layout with continuations views from The Broadway to the Brent Reservoir. The access routes throughout the development would result in a pleasant environment with a distinct character to the overall space. There is continuity in the movement of pedestrian walkways. The use of greenery further helps generate beauty in these pedestrian corridors. The width of the main pedestrian route connecting the Broadway to the Welsh Harp Reservoir satisfies the overarching principle of designing for pedestrians. The orientation of the main pedestrian links are also aligned to increase connectivity with Station Road, which is a welcome move as it will enhance the

effectiveness of pedestrian movement and create easy visibility to the main highway. In addition, the differing characters of the streets provide a smooth transition from the urbanised environment of the Broadway to the natural greenery of the SSSI site. This has been done via the gradual greening of the landscape towards the Welsh Harp.

Policy DM17 states that the Council will expect developments to provide parking in accordance with the London Plan standards, except in the case of residential development, where given Barnet's urban character, a greater provision of car parking is required.

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.

The application site benefits from a PTAL rating of 3(moderate). There is an existing Network Rail station at Hendon Central and bus stops in Hendon that will continue to serve the site. In addition to this, the overall development would result in a total of 1866 (1795 residential + 71 commercial parking spaces) car parking spaces with the total amount of car parking for the Phase 5 development being 218 spaces (for a total of 216 units). Phase 5 parking is provided at the lower ground of Block C and ground level at Block G. The houses at Block A will benefit from purpose built garages located at the side of each property. The Council parking standards would expect a ratio of 0.7. That is 0.7 car space for every unit. The number of car parking spaces being provided by the Phase 5 development would be at a ratio of 1:1, which means that each property would have at least one dedicated car parking space. This is compliant with the above stated DPD policies. The Highways Officer has also commented that this is acceptable given that the overall development would have a parking ratio of 0.9. The below table provides a breakdown of the spaces for Phase 5:

Phase 5	Regular Spaces no.	Disabled parking no.	
Block A	4	0	
Block B	0	0	
Block C	86	12	
Block G	34	6	
Total	192	21	218

In addition, the London Plan and Barnet Council policies require the provision of 10% disabled parking spaces. As the above table demonstrates, 10% of the parking spaces would be allocated for disabled use. Therefore the development is compliant with policy.

Electrical Charging points

Point D of Policy 6.13 states that developments must:

- a. ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles*

- b. provide parking for disabled people in line with Table 6.2*
- c. meet the minimum cycle parking standards set out in Table 6.3*
- d. provide for the needs of businesses for delivery and servicing.*

In light of this, it is required that 20% of all spaces be allocated for electric vehicles with an additional 20 percent passive provision for future electric vehicles. Under policy CS9 of the Core Strategy DPD, the Council aims to encourage the provision of electric car charging points within new developments in line with the London Plan. Plans submitted with the application fail to indicate the exact position of these spaces as required. However under condition 69 of the hybrid permission, these details are required to be submitted for formal approval for the whole site. Therefore officers do not consider that a further condition is required as the provision will be enforced via the discharge of condition 69.

Cycle Storage

In line with policy DP17 of the Development Plan Documents, the Council will require the provision of a secure and adequate cycle parking space as identified in Policy 6.9 of the London Plan. All new residential units are required to be provided with secure, convenient, sheltered on site cycle parking to encourage residents to use their bicycles for everyday short journeys in line with the London Plan. New flatted development like the one proposed here, should provide some space either inside the building, in a cycle store-room or provide a separate, secure and accessible bike shed within the overall development.

Details submitted with the application demonstrate that cycle parking provision for each Block would be provided as follows:

- Building A has plot specific garages for each unit.
- Building B has 70x standalone cycle storage at ground floor.
- Building C1-C5 has four cycle stores at lower ground floor providing a total of 139 spaces (C1: 49; C2:28; C3:51; C4:43; C5:8).
- Building G3 and G5 have two cycle stores at ground floor providing a total of 68 spaces

The proposed number of cycle parking spaces is considered compliant with the above stated London Plan policy.

In light of the above discussion on access, it is considered that details submitted in relation to this element of the reserve matters are compliant with policy.

7.9 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).

Condition 36 of the original Hybrid permission required the submission of a Waste Management Plan to be submitted, assessed and approved by the Local Planning Authority. Details relating to this were submitted and approved under Approval of Details application reference 17/8161/CON. The details include the storage of waste and recycling, process of collection and the estimated volume of waste. As well as recycling provisions.

Refuse areas are provided at ground level or at basement level via a number of 1,100 litre and 240 litre bins. The Site Manager will be responsible for placing the bins at their collection points on collection day as well as returning them the next day. The current refuse collection for the commercial units will remain. This approach is consistent with that approved for all previous phases and thus is acceptable.

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 have had regard to the requirements of this section and have concluded that a decision to grant planning permission for the 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.

The application has considered the relevant Reserved Matters for Phase 5 as detailed in the original permission and deemed the submitted details acceptable and in keeping with the spirit of the original West Hendon Hybrid application. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality family housing, including 98 affordable units. All with a good standard of accommodation including outlook, privacy and access to daylight.

As conditioned, the proposal would not compromise the hybrid/outline planning permission (H/01054/13) for the redevelopment of the wider site. It accords with the relevant development plan policies and conforms to the overall design principles and parameters established in the approved outline application for the West Hendon Estate. There are no significant deviations from the originally approved scheme, design inspiration or parameters.

The design of the development is considered appropriate for its location, which also provides for a good level of variety and legibility in the built form. The materials, layout and building form relates well to the surrounding area resulting in a development that is permeable, well landscaped and aesthetically pleasing in its context.

In light of the above, the application is recommended for **Approval** subject to the attached conditions.

RECOMMENDATION: APPROVE WITH CONDITIONS.

CONDITIONS AND INFORMATIVES

APPROVED DRAWINGS

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

077 - Site - 99 Lower Ground Floor Plan P1
077 - Site - 100 Ground Floor Plan P1
077 - Site - 121 Roof Plan P1
077 - Site - 301 Site Sections - East Street P1
077 - Site - 302 Site Sections - West Street P1
077 - 01 - 001 Phase 5 Boundary Plan P1
077 - A - 07 - 100 Ground Floor Plans P1
077 - A - 07 - 101 First Floor Plan 100 P1
077 - A - 07 - 102 Second Floor Plan P1
077 - A - 07 - 103 Roof Plan P1
077 - A - 07 - 200 Sections P1
077 - A - 07 - 300 Elevations P1
077 - A - 07 - 457 3B - Houses - Type A P1
077 - A - 07 - 500 Baystudy P1
077 - A - 07 - 600 Bird and Bat Box Location
077 - B - 07 - 100 Ground Floor Plan P1
077 - B - 07 - 101 First Floor Plan P1
077 - B - 07 - 102 Second Floor Plan P1
077 - B - 07 - 103 Third Floor Plan P1
077 - B - 07 - 104 Fourth Floor Plan P1
077 - B - 07 - 105 Fifth Floor Plan P1
077 - B - 07 - 106 Sixth Floor Plan P1
077 - B - 07 - 107 Roof Plan P1
077 - B - 07 - 200 Sections P1
077 - B - 07 - 300 Elevations (1) P1
077 - B - 07 - 301 Elevations (2) P1
077 - B - 07 - 400 Unit Type - 1B 2P - Type A P1
077 - B - 07 - 422 Unit Type - 2B 3P - Type A P1
077 - B - 07 - 438 Unit Type - 2B 3P - Type B - W P1
077 - B - 07 - 446 Unit Type - 3B 5P - Type A P1
077 - B - 07 - 447 Unit Type - 3B 5P - Type B P1
077 - B - 07 - 451 Unit Type - 3B 5P - Type A - W P1
077 - B - 07 - 500 Baystudy
077 - C - 07 - 099 Basement 99 P1
077 - C - 07 - 100 Ground Floor Plan P1
077 - C - 07 - 101 First Floor Plan P1
077 - C - 07 - 102 Second Floor Plan P1
077 - C - 07 - 103 Third Floor Plan P1
077 - C - 07 - 104 Fourth Floor Plan P1
077 - C - 07 - 105 Fifth Floor Plan P1
077 - C - 07 - 200 Sections P1

077 - C - 07 - 300 Elevations P1
077 - C - 07 - 408 Unit Type - 1B 2P - Type I P1
077 - C - 07 - 409 Unit Type - 1B 2P - Type J P1
077 - C - 07 - 410 Unit Type - 1B 2P - Type K P1
077 - C - 07 - 411 Unit Type - 1B 2P - Type L P1
077 - C - 07 - 428 Unit Type - 2B 3P - Type G P1
077 - C - 07 - 430 Unit Type - 2B 3P - Type I P1
077 - C - 07 - 439 Unit Type - 2B 3P - Type C - W P1
077 - C - 07 - 453 Unit Type - 3B 5P - Duplex Type A P1
077 - C - 07 - 454 Unit Type - 3B 5P - Duplex Type B P1
077 - C - 07 - 455 Unit Type - 3B 5P - Duplex Type C 50 P1
077 - C - 07 - 458 Unit Type - 3B 5P - House - Type B P1
077 - C - 07 - 500 Baystudy (1) P1
077 - C - 07 - 501 Baystudy (2) P1
077 - C - 07 - 600 Bird and Bat Box Location A1 1
077 - G - 07 - 100 Ground Floor Plans P1
077 - G - 07 - 101 First Floor Plan P1
077 - G - 07 - 102 Second Floor Plan P1
077 - G - 07 - 103 Third Floor Plan P1
077 - G - 07 - 104 Fourth Floor Plan P1
077 - G - 07 - 105 Roof Plan P1
077 - G - 07 - 200 Sections P1
077 - G - 07 - 300 Elevations P1
077 - G - 07 - 401 Unit Type - 1B 2P - Type B P1
077 - G - 07 - 402 Unit Type - 1B 2P - Type C P1
077 - G - 07 - 403 Unit Type - 1B 2P - Type D P1
077 - G - 07 - 404 Unit Type - 1B 2P - Type E P1
077 - G - 07 - 406 Unit Type - 1B 2P - Type G P1
077 - G - 07 - 426 Unit Type - 2B 3P - Type E P1
077 - G - 07 - 427 Unit Type - 2B 3P - Type F P1
077 - G - 07 - 500 Baystudy P1
077 - G - 07 - 501 Baystudy
Site Wide Accommodation Schedule
Phase 5 Phase Specific Accommodation Schedule
Phase 5 & 6 Area Schedule Including Concluding
Quod Planning and Development Specification Conformity Statement (Dec 2017)
Statement of Community Involvement (Dec 2017)
Quod EIA Statement of Conformity (Dec 2017)
Point Surveyors Daylight, Sunlight and Overshadowing Analysis (Dec 2017)
Phase 5 Landscape Drawings (2017)
Phase 5 and Phase 6 Landscape Drawings (2017)
Phase 5 and Phase 6 Area Schedule Including Concluding Site Wide Accommodation
Schedule (Dec 2017)

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 buildings 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 of existing neighbouring occupiers in accordance with policies CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and policy DM01 of the Adopted Barnet Development Management Policies 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 policies CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and policy DM01 of the Adopted Barnet Development Management Policies 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 policies DM01 and DM18 of the Adopted Barnet Development Management Policies DPD (2012).

ARCHITECTURE

5. 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 should include (but are not limited to):

- Window reveals
- External finishes
- Brick detailing

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 of Barnet Council's Core Strategy (adopted) 2012 and DM01 of Barnet Council's Development Management Policies (adopted) 2012; as well as Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016, as amended).

CAR PARKING

6. The car parking spaces hereby approved including the garages to the houses of Block A shall be used for parking only and shall remain as approved in perpetuity.

Reason: To protect the use of the car parking facilities on site in line with policies CS9 of Barnet Council's Core Strategy (adopted) 2012 and DM17 of Barnet Council's Development Management Policies (adopted) 2012.

WATER

7. The development shall meet the water target use of 105 litres or less per person, per day, as required by the London Plan Policy 5.15.

Reasons: To comply with the sustainable water usage outlined by the Policy 5.15 of the London Plan (2016, with amendments)

INVASIVE PLANTS

8. The development shall be implemented as per the invasive plan study document Method Statement for the Removal of Long-term Management/Control of Invasive Native and Non-Native Species (13/12/2017). Confirmation that another survey has been undertaken in June 2018 to verify the conclusions within the report shall be submitted and approved in writing by the Local Planning Authority.

Reason: To prevent the spread of non-native plants, and in particular Japanese knotweed and Giant hogweed, which are invasive species, and avoid damage caused to the nature conservation value of the site in line with policy CS7 of Barnet Council's Core Strategy (adopted) 2012 and DM16 of Barnet Council's Development Management Policies (adopted) 2012; as well as Policies 7.19 and 7.21 of the London Plan (2016, with amendments) and the National Planning Policy Framework (2012).

GREEN WALL TO BLOCK A

9. Notwithstanding the details hereby approved and prior to the commencement of any works to Block A, information for the treatment and softening of the Northwest Elevation of Block A shall be submitted to and approved by the Local Planning Authority. This information shall include the following:
 - Planting Strategy
 - Faux windows
 - Any other decorative elements or treatments

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

INFORMATIVES

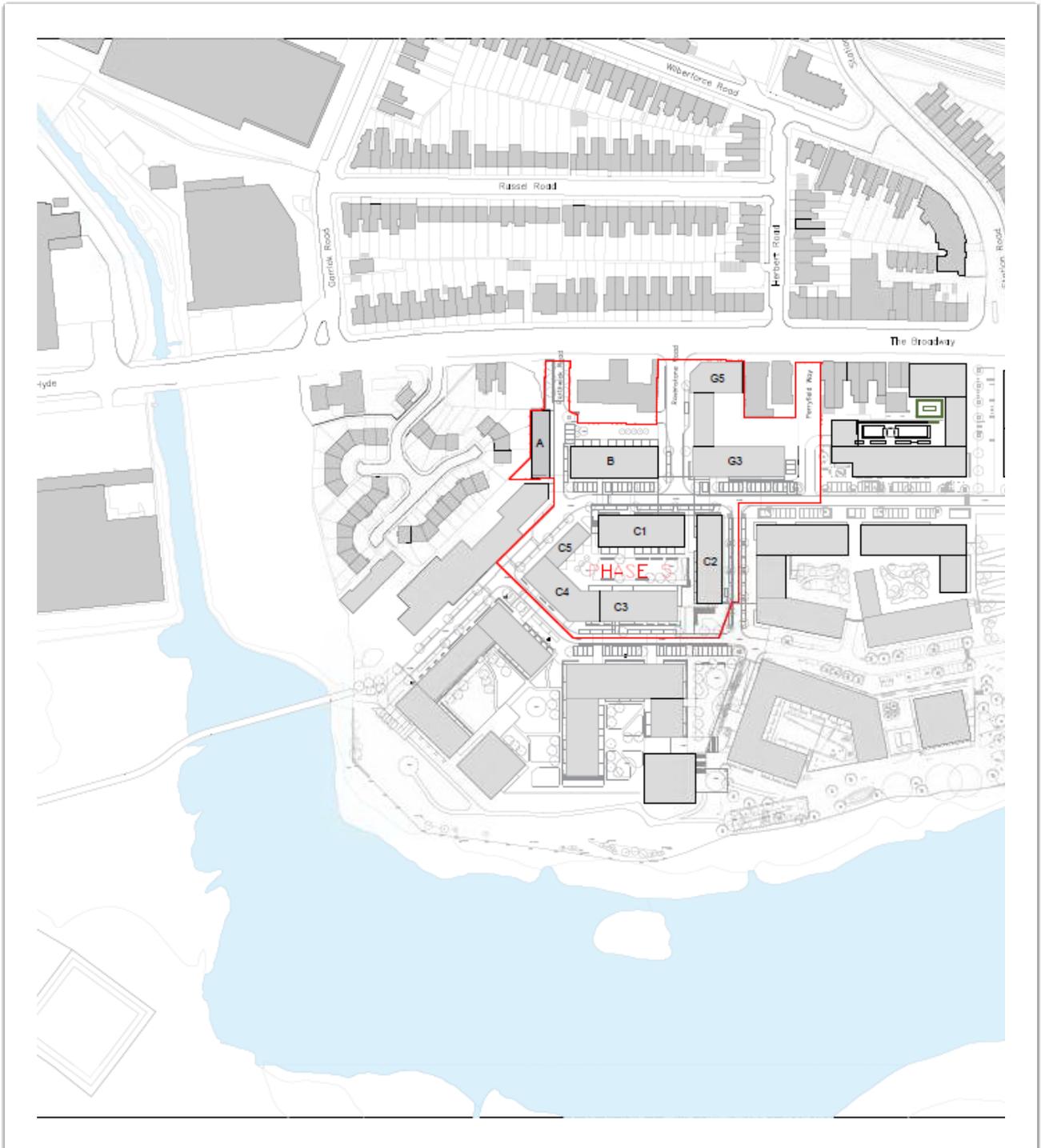
1. No chemical herbicides should be used to control weed growth around the base of newly planted trees or shrubs. Weeds in these areas should be hand weeded and then controlled with the specified woodchip or bark mulch.
2. In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (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. The LPA has negotiated with the applicant/agent where necessary however further work is required.

Background Documents:

APPENDIX 1

APPENDIX 2

**SITE LOCATION PLAN: West Hendon Regeneration Area (Phase 5), Barnet NW9
REFERENCE: 17/8134/RMA**



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APPENDIX 1 – SUNLIGHT AND DAYLIGHT: A SUMMARY OF THE RESULTS

Table 1: Results for Block A1

Block A1	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	20	20	20
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	16 (80%)	19 (97%)	16 (80%)

Table 2: Results for Block B1

Block B1	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	126	126	126
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	126 (100%)	121 (96%)	67 (53%)

Table 3: Results for Blocks C1-C5

Block C1-5	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	322	322	322
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	281 (87%)	274 (85%)	119 (37%)

Table 4: Results for Blocks D1-D4

Blocks D1-5	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	716	716	716
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	635 (87%)	688 (96%)	265 (37%)

Table 5: Results for Blocks D5-D8

Blocks D5-8	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	643	643	643
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	628 (98%)	625 (97%)	270 (42%)

Table 6: Results for Block G

Block G	Daylight ADF (No. of Rooms Assessed)	Daylight NSL (No. of Rooms Assessed)	Sunlight (No. of Rooms Assessed)
Total Rooms Assessed	138	138	138
Meets Strict BRE Criteria or Secondary Criteria for Living/Dining	126 (91%)	133 (96%)	62 (45%)

APPENDIX 2 – DEVELOPMENT CONTEXT SITE LOCATION PLANS





- Notes**
-  Residential property assessed
 -  Proposed buildings

Date / Revision	
Drawing No. 0201482 / NSC / 03	Revision
Address: Tyrrel Way West Hendon NW9	
Title: Daylight & Sunlight assessment locations	
Client: BDW Trading Ltd	
Date: 12/02/13	Scale: A3
Drawn By: KAJ	File No.: 0201482
	PTS

