

Addendum

Hendon Area Planning Committee

16 October 2018

Reference: 18/2839/FUL

The Rectory, Edgware, HA8 7LG

Pages: 11-48

Since the publication of the report, the applicant has requested a change to the trigger for the review mechanism under c) to either when 80% of the units are sold or within 2 years after commencement of the build. This has been accepted by officers and the draft heads of terms are altered as follows:

(a) Legal Professional Costs Recovery

Paying the Council's legal and professional costs of preparing the Agreement and any other enabling arrangements.

(b) Enforceability

All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.

(c) Affordable Housing

The provision within the development of the following affordable housing units -

A commuted payment of £338,541 to contribute to the provision of providing affordable housing within the London Borough of Barnet.

A review mechanism for the proposed development to be implemented after 80% of the units have been sold or within two years from the commencement of the build.

(d) Travel Plans

A requirement that the applicant shall enter into Travel Plans that seek to reduce reliance on the use of the private car, promote sustainable means of transport and include the appointment of an appropriately qualified Travel Plan Champion. The following Travel Plans of this nature shall be entered into:

- A Local Level Residential Travel Plan.

(e) Travel Plan Incentives

The Local Level Residential Travel Plan (required under item (d) above) shall include financial incentives to of a total of £15,600 such that upon the first occupation of each new residential unit, regardless of tenure, the occupier shall be given a voucher to a minimum value of £300 per dwelling. The voucher provided shall allow the occupier to purchase two of the following Travel Plan incentives:

- Subsidised membership of and credit for a Car Club to the value of £150
- Oyster Card to the value of £150.
- A bike voucher to the value of £150

(f) Travel Plan Monitoring

A contribution of £10,000 (index linked) towards the monitoring of the Travel Plans for the development.

(g) On site car parking

That all parking within the basement car park shall be for residents of the development and their visitors only and for no other purpose.

(h) Employment and Training

A commuted payment of £164,438 in lieu of a Local Employment Agreement to deliver employment opportunities for residents in the Borough and to support local initiatives that align to Town Centre Employment, Business and Skills.

(i) Air Quality contribution

A contribution of £5,200 toward the implementation of the Council's Air Quality Action Plan.

(i) Monitoring of the Section 106 Agreement

A contribution of £10,163 (index linked) towards the monitoring and management of the S106 planning obligations

Reference: 18/4638/FUL

Land to Rear of 27 to 29 Daws Lane, NW7 4SD

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Condition 7 (Extraction and Ventilation) is omitted from the decision notice as the agent has confirmed that there is no external plant proposed within the proposal.

Conditions 6, 8 and 13 are amended as follows:

6 a) Prior to the occupation of the development hereby approved, a scheme of proposed noise mitigation measures against externally generated traffic noise/mixed use has been submitted to and approved in writing by the Local Planning Authority.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure the amenities of occupiers are not prejudiced by traffic noise/mixed use in the immediate surroundings, in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.15 of the London Plan 2016.

8 a) Notwithstanding the details submitted with the application and otherwise hereby approved, prior to occupation of the development hereby approved, details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2016).

13 The use of the B1(a) unit hereby permitted on the ground floor shall not be used before the hours of 07:30 or after 20:00 on any day.

Reason: To safeguard the amenities of occupiers of adjoining residential properties.
