

<b><u>Meeting</u></b> <b>Planning Committee A</b>
<b><u>Date and time</u></b> <b>Wednesday 21st September, 2022</b> <b>At 7.00 pm</b>
<b><u>Venue</u></b> <b>Hendon Town Hall, The Burroughs, London NW4 4BQ</b>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	Addendum (if applicable)	3 - 16

[planning.committees@barnet.gov.uk](mailto:planning.committees@barnet.gov.uk)

This page is intentionally left blank

**Item NO:** 6  
**Reference:** 22/3600/FUL  
**Address:** 1 Alexandra Grove

Additional Representation

The following representation was received from the Councils Executive Director of Childrens Services after the date of the report being published:

*“I am writing as Barnet’s Executive Director Children and Family Services but the application includes a letter of strong support from the Chair of the Association of London Directors of Children’s Services (ALDCS) which is a pan-London body representing all of London’s statutory Directors of Children’s Services. I am writing in support of the application for planning permission at 1 Alexandra Grove, N12 8NU to be used for the London Accommodation Pathfinder (LAP) Project. The project is a key part of a Pan London Commissioning Programme which seeks to redress the shortage of quality residential placements for Barnet and London’s most vulnerable children. It is a joint initiative with the Youth Justice Board to increase the availability of specialist residential accommodation for children in the youth justice system, who are amongst London’s most vulnerable. London children in the youth justice system experience a number of disadvantages, which are in turn detrimental to their future life chances. Almost twice as many are sent to youth custody when compared with the national average (28% of those in custody in April 2020, where London children make up 15% of the population).*

*These children are overwhelmingly from Black and Minority Ethnic backgrounds (78%) reflecting the gross disproportionalities that exist across the criminal justice system. They are also almost exclusively male (98%). The drivers for these disproportionalities are multiple and complex but include a shortage of specialist residential placements to support children whose needs cannot be met in their home environment. The LAP is a bold, innovative pathfinder to fill that gap for a small number of children in Barnet and across London. It has the support and investment of all of London’s Children’s Services. As a pathfinder project, the LAP is designed around the best available evidence for ‘what works’ in supporting children to reduce offending and build positive lives. The evidence base suggests it will be more effective than custody in reducing offending rates as well as improving the longer-term life outcomes (mental health, employment, community participation) that have major individual and community impact. Its costs are proportionately less than the custodial alternative, offering savings for local authorities and therefore taxpayers. St Christopher’s are the appointed accommodation provider. They have a strong track record in successfully managing similar provisions and in supporting young people in the youth justice system to go on to positive outcomes.”*

Corrections

Condition 3 erroneously refers to a (C2A) use. This should be replaced with the correct reference to the Sui Generis use.

The second bullet point of paragraph 2.3 erroneously refers to Centrepoint as the operator. This should be replaced with London Accommodation Pathfinder.

**Item NO:** 8

**Reference:** 22/4194/FUL

**Address:** 11 Gruneisen Road, London, E3 1LS

**Pages 47-91**

### Clarifications

Pg 66. The proposal makes provision for 14 x no car parking spaces.

### Section 106

Currently, the Site provides a total of 926 sq. metres (GIA) of employment space in the form of an automotive repair shop, with 16 employees.

A financial contribution will be secured in the S106 Agreement to offset the overall reduction of employment floorspace onsite.

### **Conditions**

Following publication of the committee report, there has been no additional contributions added. However, the triggers for some of the "prior to occupation conditions" are now "Prior to commencement of above ground works".

For completeness, the wording of the conditions are set out below.

### **Conditions:**

1. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Site Plan: WHO-GRU-HTA-A\_0002;
  - Proposed Ground Floor Plan WHO-GRU\_HTA-A\_0100 Rev A
  - Proposed 1st Floor Plan WHO-GRU\_HTA-A\_0101 Rev D
  - Proposed 2nd Floor Plan WHO-GRU\_HTA-A\_0102 Rev C
  - Proposed 3rd Floor Plan WHO-GRU\_HTA-A\_0103 Rev C
  - Proposed Roof Plan WHO-GRU\_HTA-A\_0104 Rev A
  - Proposed Elevation WHO-GRU\_HTA-A\_0200 A-A and B-B Rev A
  - Proposed Elevation WHO-GRU\_HTA-A\_0201 C-C and D-D and E-E Rev A
  - Proposed Elevation WHO-GRU\_HTA-A\_0202 F-F and G-G Rev A
  - Proposed Section WHO-GRU\_HTA-A\_0300 H-H I-I J-J Rev A
  - Design and Access Statement by HTA Design Limited
  - Transport Statement (prepared by Motion Consultants dated 8 November 2021)

- Travel Plan (prepared by Motion dated 10 November)
- Daylight and Sunlight Assessment (October 2021, Issue 1) by L16 Consultants
- Archaeological Desk Based Assessment dated October 2021 (project number: 07509A) by HCUK Group.
- Employment Land Report prepared on behalf of Woolbro Morris Limited (November 2021)
- Air Quality Assessment by eb7 dated 26 October 2001
- Noise Impact Assessment Report (23514.nia.01) by KP Acoustics
- Phase 1 - Geo Environmental Assessment Report CMG/C4892/10518) dated October 2021 by Brownfield Solutions Limited
- Energy & Sustainability Statement dated August 2022 by JAW Sustainability
- Utilities Statement Report prepared by X CO2 for Woolbro Morris dated November 2021
- Flood Risk Assessment by Lustre Consulting dated November 2021
- Tree Survey and Impact Assessment dated October 2021 by Keen Consultants
- Tree Constraints Plan dated October 2021 by Keen Consultants
- Fire Statement dated 30/1/2021 by London Bridge Association Limited by Iba
- Viability Assessment (Viability response to Viability update March 2022) carried out by Carter Jonas by May 2022
- Archaeological Desk Based Assessment by HUCK Group

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

3. a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;

- viii. details of contractor's compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

For major sites, the statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

4. a)

Prior to Commencement of above Ground Works, full details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 5. a) Prior to commencement of above ground works, no development other than demolition works shall take place until details of:
  - 1. 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;
  - 2. (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
  - 3. (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); the Sustainable Design and Construction SPD (adopted October 2016); and Policies D6 and SI7 of the London Plan 2021.

6. a) Prior to the occupation of the hereby approved development, details of a Landscape Management Plan for all landscaped areas for a minimum period of 25 years have been submitted to and approved in writing by the Local Planning Authority.

b) The Landscape Management Plan shall include details of long-term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

c) The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), and policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012).

7. a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include provision for not less than 3 of the car proposed parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 11 of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities.

b) The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy of the London Plan 2021.

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

9. (a) Prior to occupation of the development, full details of the Service and Delivery Management Plan for the commercial and residential elements of the development shall be submitted to and approved by the Local Planning Authority.

(b) The Delivery and Servicing Management Plan hereby approved shall be implemented and retained in accordance with the details thereby approved.

Reason: In the interests of highway safety, noise and good air quality in accordance with policies SI 1, SI 7, D14 and T7 of the London Plan 2021; policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

10. a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in policy T6 of the London Plan (2021) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

11. (a) Prior to occupation of the development, full details of the lighting strategy shall be submitted to and approved by the must be designed and used to minimise impacts on bats and their insect food. All exterior lighting should follow the guidance of the Bat Conservation Trust. Current (June 2014) advice is at <http://www.bats.org.uk/>. Local Planning Authority, in consultation with the Councils Ecology Team.

(b) The details hereby approved under part a, shall be implemented, and retained in perpetuity.



Reason: To minimise the impacts on bats and to ensure that nature conservation interests are not prejudiced by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and, Policy G6 of the London Plan 2021.

12. a) No site works (including any temporary enabling works, site clearance and demolition or any investigative works referred in any other conditions, or development) shall be commenced until proposed biodiversity gains has been undertaken which details any mitigation strategy that may be necessary and has been submitted to and approved in writing by the Local Planning Authority.

b) The site clearance and any mitigation measures shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure biodiversity gain onsite, and in nature conservation interests are not prejudiced by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and, Policy G6 of the London Plan 2021.

13. Within 3 months of completion of the development, the applicant shall be awarded Secure by Design accreditation, in consultation with the Metropolitan Police.

Reason: To ensure that the development is safe and secure for future occupiers in accordance with policies 7.3 of the London Plan (2016); CS5 of the Core Strategy (2012) and DM02 of the Development Management Document (2012).

14. a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development herby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development herby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

15. Part 1

The recommendation for intrusive Phase II investigations in the Phase 1 - Geo Environmental Assessment Report CMG/C4892/10518 dated October 2021 by Brownfield Solutions Limited shall be implemented in accordance with the details hereby approved.

Part 2

Prior to commencement of development, where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Part 3

Remediation shall be carried out in accordance with the approved detailed remedial method statement and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

16. The development hereby approved shall be carried out in accordance with the Noise Impact Assessment Report (23514. NIA.01) by KP Acoustics Consultants. The details can be implemented and retained thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D14 of the London Plan 2021.

17. a) Prior to commencement, excluding demolition, details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies D4, D5, D8 and G7 of the London Plan 2021; policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core

Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012).

18. The mitigation measures hereby approved as set in the Air Quality Assessment Report by eb7 Consultants dated 26th October shall be implemented in their entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (2016), and Policies GG3 and SI1 of the London Plan 2021.

19. Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the wholesome water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. Any use of grey water and/or rain water systems needs to be separate from the potable (wholesome) water system and needs to meet the requirements and guidance set out in Part G of the Building Regulations.

The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012), Policy SI 5 of the London Plan 2021 and Barnet's Sustainable Design and Construction SPD (2016).

20. a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments to the front of block A facing Gruneisen Road, have been submitted to and approved in writing by the Local Planning Authority.
- b) The treatment of boundaries should be permeable to species such as hedgehogs (*Erinaceus europaeus*) and common toad (*Bufo bufo*), with the introduction of a minimum of 1no 13 x 13cm ground level access 'hedgehog hole' between the application site and each neighbouring piece of land to enable connections and prevent the fragmentation of habitat

c) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM16, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

21. Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 29% in carbon dioxide emissions for the residential development; and not less than 38% for the commercial unit when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012).

22. The commercial use (use Class E to ground floor at Block B) hereby permitted shall not be open to members of the public before 7am or after 10pm Monday to Saturday; and before 11am or after 6pm on Sundays; bank holiday and Public Holidays.

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

23. Block A and the upper floors to Block B shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

24. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant

criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of the London Plan (2021).

25. (a) Prior to the commencement of development onsite, a Piling Method Statement, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) The details hereby approved shall be implemented and retained thereafter.

Reason: To ensure that the development does not adequately impact or cause failures to local underground sewage utility infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), DMO4 of the Development Management Document 2012) the Sustainable Design and Construction SPD (adopted October 2016).

26. a) Prior to Commencement excluding demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives.. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To enable archaeological investigation and safeguard the archaeological interest on the site in accordance to with paragraph 199 of the National Planning Policy Framework (Revised 2019) policy DM06 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD and Policy HC1 of the London Plan 2021.

27. a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

28. The development hereby approved shall be implemented in accordance with the Tree Protection Plan (drawing ref: KC-XX-YTREE-TPP01 Rev 0) and retained thereafter.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012).

**30.a)** Prior to the first occupation of the hereby approved development, full details of the proposed green roof shall be submitted to and approved in writing by the Local Planning Authority.

b) The green roof shall be implemented in accordance with the details approved this condition prior to the commencement of the use or first occupation of the development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012).

**31** All future occupiers and residents of the 20 hereby approved self-contained flats at Blocks A & B shall have access at all times to all the shared amenity open spaces within the site boundary.

Reason: To ensure all residents onsite have access to adequate and good quality open space onsite, in accordance with policies D6 of the London Plan (2021); DM02 of the Development Management Document (2012) ; and SPD- Residential Design Guidance (2016)

**32.** (a) Prior to commencement of development, full details of emergency access arrangements for the commercial element of the development shall be submitted to and approved by the Local Planning Authority, in consultation with the London Fire Brigade Authority. The approved details shall be retained thereafter.

(b) Both the commercial and the residential Building shall be installed with water sprinklers, and smoke ventilation to be installed for the stair cores, to be retained thereafter.

Reason: To reduce of damage caused by fire and the consequential cost to businesses and housing providers whilst promoting health and ensure that the health and safety of future occupiers is not unduly compromised in accordance with DM02 of the Management Development Document (2012); Barnet Supplementary Planning Document on Residential Design Standards (2016)

**Item NO:** 11

**Reference:** 22/2728/HSE

**Address:** 1 Danescroft Gardens

London

NW4 2ND

The description of the development shall be amended to read as follows

Two storey front new bay window, side and rear extensions with new terrace area following demolition of the existing garages. Roof extensions incorporating side and 2no rear dormer windows, 2no. front and 3no side facing rooflights. New 3m high acoustic barrier fence (AMENDED DESCRIPTION)

Description amended on system

This page is intentionally left blank