

LOCATION: Blocks F3 to F7, Beaufort Park (Land at Former RAF East Camp Site), Aerodrome Road/ Grahame Park Way, London, NW9

REFERENCE: H/05373/13 **Received:** 27/11/2013
Accepted: 03/12/2013

WARD: Colindale **Expiry:** 04/03/2014
Final
Revisions:

APPLICANT: St George Central London Ltd

PROPOSAL: Reserved matters application seeking approval for appearance, layout and design in relation to buildings F3 to F7 comprising 177 homes with associated car parking and landscaping, pursuant to condition 6 of outline permission W/00198/AA/04 for 'Redevelopment of site comprising 2800 residential units (Class C3), approximately 7850sqm of retail (Class A1), financial and professional services (Class A2), food and drink (Class A3), business (Class B1), leisure and community (Class D1 and D2) uses and driving test centre (sui generis) with associated landscaped open space, car parking and access arrangements. Submission of Environmental Statement dated 08-04-2005.

BACKGROUND

In April 2005 Outline Planning Permission (Ref W00198AA/04) was granted for the residential-led mixed use redevelopment of the former RAF East Camp site (now known under the development name of Beaufort Park), following completion of a Section 106 Agreement. The outline consent allows for 2,800 residential homes and approximately 7,850 sqm of non-residential and commercial floorspace. A subsequent full planning application was approved in 2009 for an additional 190 homes and 799 sqm of non-residential accommodation on the site of the former Listed Watch Tower building which was relocated to the RAF Museum directly to the north of the development. The total number of homes approved at Beaufort Park is therefore 2,990 with 8,649 sqm of non-residential floorspace.

The approved outline planning permission established an overall masterplan for the development of the site which is divided into phases. Detailed designs have been approved for each of the phases through Reserved Matters and a number of phases have been completed and several blocks are currently under construction. The development is now close to being 50% complete. Reserved matters for Block F have previously been submitted and approved in March 2010 (Council ref: H/00123/10). This consent approved 533 units within Block F.

The original s106 agreement for Beaufort Park secured a total of 641 affordable units (427 social rent and 214 shared ownership) plus 257 Discount Market Sale units. A total of 250 social rented, 139 shared ownership and 51 DMS units have been delivered at Beaufort Park to date.

PROPOSAL

The application seeks reserved matters approval for details of design, including floor areas, height and massing, external appearance and landscaping for Blocks F3 – F7 at Beaufort Park pursuant to the outline permission dated 8th April 2005 (ref:W00198AA/04). Blocks F3-F7 comprise 177 affordable rented homes with associated landscaped open space and car parking provision.

Reserved matters for Block F have previously been approved on 18/03/2010 for 533 units. The current reserved matters application relates to 177 units (half of the block). This new submission looks to alter the architectural style and appearance of the building from what was previously approved whilst still remaining within the parameters of the Outline planning consent.

RECOMMENDATION:

Resolution to approve subject to the following conditions:

1. Approved Plans

This development hereby permitted shall be carried out in accordance with the following approved plans and documents:

29720-A-F3-F7-01P-000 Rev.01
29720-A-F3-F7-01P-001 Rev.01
29720-A-F3-F7-01P-002 Rev.01
29720-A-F3-F7-01P-003 Rev.01
29720-A-F3-F7-03P-000 Rev.01
29720-A-F3-F7-03P-001 Rev.01
29720-A-F3-F7-03P-002 Rev.01
29720-A-F3-F7-03P-003 Rev.01
29720-A-F3-F7-03P-004 Rev.01
29720-A-F3-F7-03P-005 Rev.01
29720-A-F3-F7-03P-006 Rev.01
29720-A-F3-F7-03P-007 Rev.01
29720-A-F3-F7-03P-008 Rev.01
29720-A-F3-F7-05P-101 Rev.01
29720-A-F3-F7-05P-102 Rev.01
29720-A-F3-F7-05P-103 Rev.01
29720-A-F3-F7-05P-104 Rev.01
29720-A-F3-F7-05P-105 Rev.01
29720-A-F3-F7-05P-106 Rev.01
29720-A-F3-F7-05P-107 Rev.01
29720-A-F3-F7-05P-201 Rev.01
29720-A-F3-F7-05P-202 Rev.01
29720-A-F3-F7-05P-203 Rev.01
29720-A-F3-F7-05P-204 Rev.01
29720-A-F3-F7-05P-205 Rev.01
29720-L-F3-F7-90-001 Rev.01
29720-L-F3-F7-90-002 Rev.01
29720-L-F3-F7-90-003 Rev.01

Reason:

For the avoidance of doubt and in the interests of proper planning.

2. Temporary West Elevation

Prior to the occupation of the development, details of temporary screening to the western elevation of Block F and additional landscaping treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenity of the area and existing residents of the development.

INFORMATIVE(S):-

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i. The proposed development accords with strategic planning guidance and policies as set out in the NPPF, the London Plan (2011) and Barnet's Local Plan made up of the Core Strategy 2012 and Development Management Policies Development Plan Documents (DPD) 2012. Those policies being:
 - CS NPPF, CS1, CS3, CS4, CS5, CS8, CS9, CS12, CS13, CS14, CS15; and
 - DM01, DM02, DM03, DM04, DM05, DM08, DM16, DM17.
 - ii. The proposal is acceptable for the following reason(s): -

This application represents a key phase of a major regeneration project that will bring significant changes and benefits to the Colindale area. The details submitted are considered to be in accordance with the parameters established by the outline consent. The design would provide a high quality residential environment while respecting the character and context of the other approved buildings on the development.
2. As the application site is adjacent to Network Rail's operational railway infrastructure, Network Rail requires the developer to contact Network Rail's Asset Protection team prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with Network Rail prior to the approval of detailed works. More information can also be obtained from the following website at www.networkrail.co.uk/asp/1538.aspx.

1. KEY RELEVANT PLANNING POLICY

1.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals shall 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.

Since the adoption of the London Plan in 2011 the Mayor has adopted (in October 2013) 'Revised Early Minor Alterations' to this document. These make a number of changes to policies and other text in the 2011 London Plan. A key objective of these changes is to ensure that the London Plan is consistent with the National Planning Policy Framework. They also seek to update the position on affordable housing (to reflect changes to national policy) and make changes to cycle parking standards. The changes to London Plan as adopted under the 'Revised Early Minor Alterations' have been used as the basis for the assessment of this application.

1.2 National Planning Policy Framework

The 'National Planning Policy Framework' (NPPF) was published on 27 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 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". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

1.3 The Mayor's London Plan July 2011

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 Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

1.4 Relevant Local Plan (2012) Policies

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS3, CS4, CS5, CS8, CS9, CS12, CS13, CS14, CS15.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM03, DM04, DM05, DM08, DM16, DM17.

1.5 Supplementary Planning Documents and Guidance

The Council has a number of adopted Supplementary Planning Documents (SPDs) which are material considerations for the determination of planning applications. The Residential Design Guidance SPD and Sustainable Design and Construction SPD 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 development within Barnet meets sufficiently high environmental and design standards.

1.6 Colindale Area Action Plan

The Colindale Area Action Plan (AAP) was adopted in March 2010. This provides a planning policy and design framework to guide and inform the development and regeneration of Colindale up to 2021 in response to the London Plan's designation as an Opportunity Area. The AAP post dates the planning consent for Beaufort Park. The plan therefore recognises the outline planning consent that has been approved for the site and identifies the site for 3,000 new homes and a mixture of other uses including community, retail and employment.

The AAP contains guidance on sustainable development and identifies a number of key infrastructure improvements needed to support the delivery of growth in Colindale. It identifies four character areas, the "Corridors of Change", which identify specific development sites and set specific policy objectives to be achieved from redevelopment. Beaufort Park falls within the Aerodrome Road Corridor of Change. It also sets out general policies and standards for new developments in the area. Policies relevant to this application include:

Policy 4.2 – Aerodrome Road Corridor of Change

Policy 5.1 – Urban Design

Policy 5.3 – Building Heights

Policy 6.3 – Creating Sustainable Buildings

2. RELEVANT PREVIOUS DECISIONS

Application Ref.	Address	Description of Development	Decision and Date
W/00198AA/04	Land at Former RAF East Camp Site, Aerodrome Road/ Grahame Park Way, London, NW9	Redevelopment of site comprising 2800 residential units (Class C3), approximately 7850sqm of retail (Class A1), financial and professional services (Class A2), food and drink (Class A3), business (Class B1), leisure and community (Class D1 and D2) uses and driving test centre (sui generis) with associated landscaped open space, car parking and access arrangements. Submission of Environmental Statement.	APPROVED 08/04/2005 following completion of S106 agreement.
H/00123/10	Land at Former RAF East Camp Site, Aerodrome Road/ Grahame Park Way, London, NW9	Reserved matters application seeking approval for i) design of the buildings, including floor areas, height and massing; ii) external appearance; iii) Landscaping; in relation to Block F comprising 533 residential units pursuant to Condition 6 of outline planning permission reference W00198AA/04 dated 08/04/05.	APPROVED 18/03/2010
W/00198AA/04	Land at Former RAF East Camp Site, Aerodrome Road/ Grahame Park Way, London, NW9	<p><u>5th Deed of Variation approved at P&E Committee to allow:</u></p> <ul style="list-style-type: none"> • the remaining discount market sale (DMS) units (206) to be sold as full market value private tenure units and that the 20% covenant value stake that the Council owns from the already built DMS units (51) is transferred to St George; • 75 Shared ownership to be sold as private tenure units; • Change in mix and tenure of the remaining 177 rented homes to be provided from social rent to affordable rent and the provision of 26 x 1 bed, 80 x 2 bed, and 71 x 3 bed flats. 	APPROVED 11/09/2013

3. STATUTORY AND NON-STATUTORY CONSULTATION RESPONSES

3.1 Consultations and Views Expressed

2114 local residents and businesses along with the Beaufort Park Residents Association and Notting Hill Housing Trust were consulted by letter on the 10 December 2013. The application was advertised in the local press on the 19 December 2013 and site notices were displayed outside the site. Statutory bodies were also consulted.

This section provides a summary of the representations received from residents, statutory bodies and internal consultees at the time of writing this report. Where appropriate, short responses are given in relation to objections, otherwise the issues are addressed within the planning appraisal section of this report.

3.2 Comments from Residents

Neighbours Consulted:	2114	Replies:	1
Neighbours Wishing To Speak:	0	In favour:	0
		In objection:	1

A total of 1 reply were received from a local resident in response to the application objecting to the proposals. The comments raised have been summarised below.

- The area is already extremely overcrowded and will lead to further impact on local GPs.
- Schools are overcrowded because the influx has suddenly affected the places in the schools. Not everyone can get a place.
- Impact of providing social housing along-side privately owned properties. The social housing has brought a lot of crimes with it i.e. theft and drugs sale and anti-social behaviour in the form of drugs being smoked in the open, noise pollution, vandalism of the buildings/lifts, graffiti, careless damages of the walls and littering.
- Impact on the environment from dog fouling by pets belonging to existing residents and people smoking on balconies or outside their buildings.

Officer Response

- *Policy 7.3 of the CAAP seeks to ensure that new health facilities will be provided in the Colindale Avenue Corridor of Change, to complement facilities that are planned to be reprovided as part of the regeneration of Grahame Park Estate. It is intended that these facilities would provide for primary health care, comprising GPs, dentistry and pharmacy. The Council is currently engaging the Clinical Commissioning Group (CCG) to establish what their strategy is for health care provision in the Borough following the decision by Barnet PCT in 2010 not to take up the offer of a facility within the development on the former Colindale Hospital site.*
- *The Council is building a new 4 form entry primary school on the site of the former Mill Hill Sports Club on Grahame Park Way. This will enable the existing Orion School to relocate and expand from 2FE to 4FE and release the existing school for the Blessed Dominic school to expand by 2 FE. This will generate 4 new forms of*

entry at primary school level in the Colindale area. A further two primary school sites are identified in the Colindale AAP one the Peel Centre and Barnet & Southgate College sites to meet future demand.

- *Planning policy at a local and regional level (Core Strategy Policy CS4, Development Management Policy DM10 and London Plan Policy 3.12) supports the delivery of affordable housing in order to create successful communities with a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. An amendment to the mix of affordable homes on the Beaufort Development was approved by the P&E committee in September 2013 to secure the delivery of 177 affordable rented units which comprise the balance of the affordable rented tenure to be provided on the site. These units will be delivered in Block F subject to the approval of the reserved matters under this application.*
- *Issues of anti-social behaviour, illegal substances and vandalism are the responsibility of the Police and not considered to be a material reason to refuse the application which would deliver housing that will meet an identified demand. St George have recently brought on board a new Managing Agent to improve the management of the estate and they are actively engaging with the Registered Providers (RPs) on site to address any issues with affordable tenants.*

3.3 Consultation Responses from Statutory Consultees and Other Bodies

Thames Water Development Control

The reserved matters application does not affect Thames Water and as such they have confirmed that they have no observations to make.

Natural England

Have responded to the consultation and have not raised any objections to the proposal or requested that conditions are placed upon any grant of consent.

Network Rail

Network Rail have responded to the consultation and provided a number of comments. An informative is proposed to advise the applicant of the requirement to contact Network Rail prior to commencement.

Development

Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.

Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required.

Earthworks and Excavations

Prior to commencement of works, full details of excavations and earthworks to be carried out within 10 metres of the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details.

Landscaping

Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.

As the application site is adjacent to Network Rail's operational railway infrastructure, Network Rail requires the developer to contact Network Rail's Asset Protection team prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works.

Environment Agency

No response received.

Barnet NHS

No response received.

Metropolitan Police Service

Have responded to the consultation and not raised any objections to the development proposals. The Met Police Designing Out Crime Officer has confirmed that dialogue has taken place with the applicants with regard to appropriate measures relating to 'Designing Out Crime'. The applicants have indicated an intention to apply for the below mentioned Association of Chief Police Officers (ACPO) 'Secured By Design' (SBD) Scheme. SBD supports the Barnet Local Plan: Development Plan Document 2.6 Security in Design and 3.9 Secured by Design (adopted September 2012).

Notting Hill Housing Trust

An email has been received from Notting Hill Housing Trust confirming that they have been involved with St George North London Limited since the summer of 2013 in relation to Block F at Beaufort Park. NHHT have worked with St George to improve the layout and design of a number of units. They have confirmed that they are satisfied with the scheme as currently designed and the subject of the reserved matters application is acceptable to Notting Hill. Notting Hill Housing Trust have full Board approval to enter into a development agreement for St George to develop the 177 homes within Blocks F3 – F7 for Notting Hill.

3.4 Internal Consultation responses

Traffic and Development

No objections subject to details to be submitted prior to commencement of construction.

Environmental Health

The EH officer made comments in relation to noise levels in the vicinity of the site. A letter prepared by Hann Tucker Associates dated 4/02/2014 has been submitted by the applicant which provides a response on noise issues. This is covered in section 5.9. The EH officer has confirmed that given the extant permissions for the site, both at outline stage and reserved matters approved in 2010, and the completed Block E adjacent to this site, that the principle of residential accommodation adjacent to the railway has been established. The EH officer has confirmed that they are satisfied with the current proposals.

Housing Development Team

The Housing Officer has reviewed the proposals for Block F and confirmed that they meet the requirements of the S106 agreement for the development and that St George has secured an Registered Provider partner.

4. DESCRIPTION OF SITE, THE DEVELOPMENT, AND SURROUNDING AREA

4.1 Description of Site and Surrounding Area

The application relates to Blocks F3 – F7 within the Beaufort Park development on the former RAF East Camp site. The overall development site comprises some 10.2ha of brownfield land bounded by the Midland Mainline railway and M1 motorway to the east. Aerodrome Road to the south, the RAF Museum to the north and Middlesex University Platt Hall and Writtle House to the west.

The approved Beaufort Park development comprises a series of perimeter blocks numbered A1 to G5 arranged along new streets and spaces. Buildings A and B are now complete, Buildings C, E and G partially complete with works on going to Buildings C and E (see Figure 2). Blocks F3-F7 make up half of Building F which lies towards the north-eastern corner of the Beaufort Park masterplan. This plot is located adjacent to, and backs onto, the Midland Mainline railway line to the east and the RAF Museum to the north. Block E within the Beaufort Park development is located to the south of the site and is nearing completion. A new park has been laid out to the west of the site and will form a central space to the overall Beaufort Park development.

The area surrounding the application site contains a mixture of uses and building forms. Colindale underground station is about 10 minute walk from the centre of the site. A number of other significant developments are under construction in the vicinity including Phase 1B of the Grahame Park Regeneration and the redevelopment of the former Colindale Hospital adjacent to Colindale Tube Station.

4.2 Approved Development at Beaufort Park

In April 2005 Outline Planning Permission (Ref W00198AA/04) was granted for the residential-led mixed use redevelopment of the former RAF East Camp site (now known

as Beaufort Park), following completion of a Section 106 Agreement securing community and infrastructure benefits. The outline consent allows for 2,800 residential homes and approximately 7,850 sqm of non-residential and commercial floorspace. A subsequent full planning application was approved in 2009 for an additional 190 homes and 799 sqm of non-residential accommodation on the site of the former Listed Watch Tower building which was relocated to the RAF Museum directly to the north of the development. The total number of homes approved at Beaufort Park is therefore 2,990 with 8,649 sqm of non-residential floorspace.

The approved outline planning permission established an overall Masterplan for the development of the site which is divided into phases. Detailed designs have been approved for each of the phases through Reserved Matters and a number of phases have been completed and are under construction. The development is now close to being 50% complete.

The original s106 agreement for the development secured a total of 641 affordable units (427 social rent and 214 shared ownership) plus 257 Discount Market Sale units.

A total of 250 social rented, 139 shared ownership and 51 DMS units have been delivered at Beaufort Park to date. 93 social rent and 60 shared ownership homes have been constructed in Blocks A & B, 65 social rent and 24 shared ownership in block G, and a further 92 social rent and 55 shared ownership in Block E.

Reserved Matters for Block F have previously been approved for Block F on 18/03/2010 for 533 units. The current proposal seeks to receive reserved matters approval for 177 units (half of the block).

4.3 Description of Proposed Development

The current application seeks approval for the reserved matters of detailed design, appearance and landscaping for Blocks F3 – F7 within the Beaufort Park development pursuant to Condition 6 of outline planning permission W00198AA/04.

Condition 6 identifies the Reserved Matters as:

- Design of the buildings, including floor areas, height and massing;
- External appearance; and
- Landscaping (including trees to be removed and new landscaping proposed).

The landscape details submitted set broad principles for the landscaping (including tree removal and planting) within the site area, however, as with previous submissions, details of landscaping will be submitted pursuant to condition 22 of the outline planning permission under separate cover.

Condition 6 of the outline planning permission requires that Reserved Matters applications should be made in accordance with, inter alia, the Planning and Design Statement (April 2004) and the Supplementary Design Statement (April 2004) which accompanied the application. The current proposals for F3 to F7 reflect the contents of these documents. These documents set out the philosophy behind the design of Beaufort Park, its relationship to its site context and design approach to the development. These matters remain relevant and applicable to the current proposals.

Following the grant of planning permission in 2005 a number of Reserved Matters applications and details pursuant to condition 6 have been approved in relation to the different Buildings across the site, including Block F.

As explained, only part of Building F is being submitted for approval at this time due to the need to finalise the development agreement with Notting Hill Housing Trust and secure the delivery of the remaining 177 affordable housing units at Beaufort Park.

This current application looks to alter the architectural style and appearance of Block F from what was previously approved in 2010 whilst still remaining within the parameters of the Outline planning consent.

Blocks F3 - F7 will contain 177 flats, all are proposed as affordable rented homes. The housing mix consists of:

26 x 1 bed

80 x 2 bed

71 x 3 bed

The building will be part 7 part 8 storeys in height with the top (8th storey) is also stepped back from the eastern façade of the building.

The scheme will include 1,582sqm of landscaped amenity area to the east of the proposed building along with 1,395sqm of additional private balcony and terrace space.

108 internal car parking spaces will be provided (including 13 disabled spaces) and 16 external car parking spaces, making a total of 124 car parking spaces for this first phase of the development in accordance with the 0.7 approved Development Parking Ratio for Beaufort Park. The scheme will also provide 248 secured covered cycle parking spaces.

5. PLANNING APPRAISAL

5.1 Environmental Impact Screening Opinion

The applicant has submitted a letter dated 14th November 2013 comprising information to allow the Council to adopt a Screening Opinion.

The outline planning permission for Beaufort Park was accompanied by an Environmental Impact Assessment (EIA) dated June 2004. Condition 5 of the permission states that no variation to the approved plans shall be made which creates new environmental impacts which exceed the range or scale of those assessed in that EIA.

As required by condition 6, the current proposals reflect the Planning and Design Statement (April 2004) and the Supplementary Design Statement (April 2004) which accompanied the outline application and are within the scope of that approved at outline stage. Furthermore the reserved matters now proposed do not significantly differ from those previously approved in terms of scale, layout and relationship to the wider site context, and it is noted that the previous reserved matters application did not require a further EIA. It is not considered that the current proposals would result in new environmental impacts which exceed the range of scale assessed in the EIA dated June 2004, in accordance with Condition 5.

The proposed development does not fall within 'Schedule 1' development as defined in the EIA Regulations. The development could be considered to constitute Schedule 2 development if it was judged to qualify as an 'urban development project' in accordance with Section 10(b) of Schedule 2 of the Regulations. The threshold identified for such projects is an area exceeding 0.5ha. The site is not located in a sensitive area as defined in the regulations.

However, as identified above a full EIA was undertaken at the outline planning application stage. This application constitutes submission of reserved matters pursuant to condition 6 of that permission. The scale, nature and location of this reserved matters application falls within the scope of that approved at outline stage as set out in the description of development. It is considered that the previous EIA provides a sufficient assessment of significant environmental effects to enable consideration of this reserved matters application for Blocks F3 to F7. It is not considered that the development now proposed for this block would generate any new significant environmental effects over and above those already considered, given the nature, scale and location of the proposals. It is considered that the proposals do not constitute an EIA development and that an Environmental Statement is not required to be submitted with the application.

5.2 Relationship and compliance with the outline permission

There are two conditions of the outline permission which are of particular relevance to this reserved matters submission:

Condition 4:

"No development shall take place unless in accordance with the Approved Drawings:

Proposed Massing Plan 21425/PL05B

Proposed Masterplan 21425/PL06B

Land Use 1 – Ground Level Uses 21425/PL08A

Land Use 2 – Podium Level Uses 21425/PL09A

Land Use 3 – Typical Upper floor Uses 21425/PL10A

Land Use 4 – Open Space 21425/PL11A

Amenity Space 21425/PL020”

Condition 5:

“No variation to the approved plans shall be made which in the reasonable opinion of the council creates new environmental impacts which exceed the range or scale of those assessed and measured in the EIA dated June 2004 and/or which the Council consider may require further or additional mitigation measures.”

Condition 4 prevents development that is not in accordance with the specified approved plans. Condition 5 recognises that the approved plans can be varied provided that no new environmental impacts exceed the scale or range of those assessed in the Environmental Statement (ES) (June 2004) and/or which the council considers may require additional mitigation.

To date, throughout the life of the development, the approved drawings specified in Condition 4 have been varied by amendments to the footprint and in some cases massing of the buildings.

In each case a judgement has been made as to whether the changes would give rise to environmental impacts which exceed the range or scale of those originally assessed. Using this approach to consider Reserved Matters have been approved which vary the approved plans provided these do not take the scheme outside the scope of the outline permission.

The same approach can be taken in respect of Blocks F3 to F7 provided the proposals would remain within the scope of the outline permission, as set out in the description of development. On this basis it is not considered that the proposals give rise to any additional impact beyond the scale or range tested at outline stage, or as approved in the previous Reserved Matters, having regard to the sensitivity of receptors and appearance of the building in local and long distance views.

The principle of the proposed development has already been established at the outline application stage where permission was granted for a major mixed use development which was found to generally accord with the national, regional and local policy at the time. The principle of residential homes being located in Building F has been established further through a Reserved Matters application which was approved in March 2010 for 533 residential homes, including 204 affordable homes, 184 of which were located in Blocks F3 to F7.

It is considered that the detailed proposals now submitted for Blocks F3 to F7 would fully accord with the general principles of national, regional and local planning policy representing a highly efficient use of brownfield land which will deliver new homes and would accord with the principles established in the original planning permission and subsequent reserved matters.

5.3 Number of Homes and Housing Mix

Number of Homes

Whilst planning permission has been granted for 2990 homes on the wider Beaufort Park Site, reserved matters approvals have been granted for a total of 3140 homes. These are summarised below.

Table 2: Number of Homes		
Building	No of Homes	Constructed
A	485	Yes
B	191	Yes
C	895	Partially
D	350	No
E	377	Partially
F	533	No
G	309	Partially
Total	3140	

The reserved matters for Blocks F3 to F7 in Building F will result in 177 affordable rented homes being constructed within these buildings. This falls within the 533 already approved in Building F and is less than the 184 homes previously approved within these 5 cores. The proposals will not result in an increase in the number of homes approved or constructed at Beaufort Park over and above that already approved. St George have also previously signed a unilateral undertaking (dated 6th December 2012) in relation to the outline consent for the overall development and detailed permission for C3 & C4 to only build 2990 units despite the reserved matters approvals that have been approved for 3140 homes. Further revised reserved matters applications will be submitted for unbuilt blocks to bring the numbers of units in line with the outline consent.

Housing Mix

All 177 units proposed in Blocks F3 – F7 are proposed as Affordable Rented units. The mix would consist of 26 x 1 bed, 80 x 2 bed, and 71 x 3 bed units.

A change to the mix and number of affordable homes within the Beaufort Park development was approved at the Planning and Environment Committee in July and September 2013. The Section 106 agreement for the development was subsequently amended through a deed of variation which was completed in December 2013. The 177 units proposed for Blocks F3 – F7 will comprise the remaining balance of affordable units to be provided on the Beaufort Park development. An offer has been received from Notting Hill Housing Trust to deliver these homes and the applicant is in the process of agreeing a development agreement with them.

The tenure of the units proposed accords with the amended section 106 agreement for the development and the mix of unit sizes is considered to accord with Development Management Policies DPD Policy DM08 in that it provides variety and choice with a large percentage being family sized flats.

5.4 Design, Heights and Massing

Reserved matters have previously been approved for Block F in 2010 under application H/00123/10. The applicant and their design team have undertaken a review of the detailed design of Block F in order to deliver the remaining affordable homes associated with the Beaufort Park development. This has led to optimisation of the design of the Building to suit the requirements of Notting Hill Housing Trust to satisfy the required mix and to meet current housing design standards.

Since the masterplan for Beaufort Park was approved eight years ago, the design of new residential development across London has moved on. The introduction of the Mayor's London Housing Design Guide has set new standards for housing and has generated much debate about what constitutes quality in housing design. There are several interlinked elements relating this to the design approach to the elevational treatment.

- Functionally, there is a prescribed mix that has to be adhered to in line with the planning permission, and as agreed with Notting Hill Housing.
- The affordable mix requirements and the social aspect of the larger family sized units to be located on the lower floors means that balconies and fenestration do not always stack vertically.
- The proposed scheme has to satisfy Lifetime Homes requirements where all balconies are to be 1500mm deep. This requirement has a significant impact in the articulation of the façade compared to the approved scheme which are all Juliette balconies.
- The London Housing Design Guide has area requirements for private outdoor amenity space. These have been, as far as possible, achieved to these target areas.

The development has been designed in accordance with the principles established in the outline planning permission and approved in the previous Reserved Matters application. The layout of the block has been improved to remove the arched over-sail of the end wings previously covering the access to the rear courtyard. Vehicular access to this area has also been removed. The new configuration provides a more open pedestrian entrance to this area. As a result of this change the wings at either end of the block do not project as far out towards the railway. The footprint is otherwise broadly in line with what was previously agreed with the wings of the building enclosing the garden area to the west of the block.

The approved scheme has several setbacks of 560mm, 675mm and 700mm. The revised design has greater articulation by providing a simple rhythm of bays and setbacks with each plane projected by circa 2 metres. This visually breaks up the massing of the building into distinct bays and creates vertical emphasis to reduce the visual impact of the block. The projecting bays are further articulated with a projecting parapet, whilst the recessed bay has a simpler flush parapet. This is illustrated in the elevation and strip plan in **Appendix 1**.

The height of the Blocks are 7 storeys with a further 8th storey set back in the centre of the block. These heights are in line with heights approved through the previous Reserved Matters application. The top floor has been set back by 600mm to articulate the massing of the building, and is treated in a different material which creates a roof like top to the

building and provides visual interest. The principle material is proposed to be varying coloured brick with some rendered elements to create vertical emphasis and break up key parts of the block. Balconies are included to provide private amenity space and create additional articulation and interest in the façade of the Blocks.

Balconies are generally stacked in the main projecting bays. There are some balconies located to the upper floors only and this reflects the functional requirements of the apartment mix and disposition. Within the brickwork, windows are in simple “punched holes” in a traditional format grouped to emphasise the bottom, middle, and top bands of the façade. The windows will have a deep reveal (170mm) which will help articulate the punched nature of the openings within a skin of brick. Within the façade treatment, some of the punched windows are further articulated with a 25mm recessed brick panel which sits adjacent to the window. This adds another layer of detail and interest to the elevational design. Grey windows are used in contrast with the lighter buff bricks while the white window frames are used in contrast with the darker brick to the set back planes. White render is used sparingly for recessed balconies between the contrasting brick work in order to separate and lighten.

The elevations to the south and north facades are split into two bays, one buff bay which stands slightly proud and turns the corner, and the other in the darker brick. Each is separated from its neighbour by a recessed balcony which is white rendered.

The use of brick has also simplified the appearance of the building whilst improving the quality of the building’s finish when compared to the previously approved scheme that relied on large amounts of render. Condition 18 of the outline permission requires the submission of materials for each block approved. The applicant has also committed to the provision of sample brick panels on site to clearly depict how the brick will be laid, mortar colour and pointing, and how the windows to be used will appear against the brick.

The latest reserved matters details seek to follow the established principles of the outline consent whilst meeting current housing design standards. The improved design and proposed materials significantly lifts the design quality of the building compared to the previous reserved matters approval. The proposal is considered to meet the Council’s general design requirements and accords with Core Strategy Policies CS4 and CS5; and Development Management Policies DM01, DM02 and DM03.

5.5 Housing Standards

Regional and Local planning policy set out guidance on achieving reasonable standards of residential accommodation. The London Housing Design Guide sets out detail on how to deliver good quality homes. The Council also has supplementary planning documents called Sustainable Design and Construction and Residential Design Guidance which set out the principles for achieving good standards in residential design. Policy CS4 of the Core Strategy sets out how the borough will seek to provide quality homes and housing choice. Policy DM02 of Barnet’s Development Management Policies DPD outlines relevant national and regional standards which should be included in new development where appropriate.

The detailed design and layout of the flats has been as a result of detailed discussions with Notting Hill Housing Trust. As a result of these discussions and design development the design and layout of the flats has been significantly improved compared to the previously approved scheme. As far as possible all flats have been designed to meet the

London Housing Design Guide standards and the scheme aims to deliver accommodation of an exemplary standard. Notting Hill Housing Trust has confirmed that they are happy with the design and layout of the flats shown in the application documentation and are keen to start the development in order to be able to deliver these new homes by Summer 2016 (letter from Notting Hill Housing Trust dated November 2013).

All of the homes will be built to lifetime homes standards and 10% will be accessible for those with disabilities which is in line with London Plan and local policy requirements and the outline planning permission. The layout of the flats has been designed to ensure the greatest possible levels of daylight and sunlight reaching all homes as well as achieving good levels of privacy. Overall it is considered that the homes have been carefully designed to a high standard of accommodation and would be generally in line with regional and local policy and guidance.

5.6 Amenity space provision

Amenity space is provided in the form of the outdoor landscaped area to the east of the proposed building which will be communal for the residents of the block, as well as private terraces and balconies for each flat. There are also other open spaces within Beaufort Park in the form of the central park, LEAPs and LAPs that are readily accessible to residents of the proposed development.

The scheme will provide 1,582 sq m of landscaped communal amenity space for use by the residents in addition to 1,395 sq m of private balconies and terraces. In addition to this a Multi Use Games Area (MUGA) with an area of 590 sq m has been included to the north of Block F3 for use by the wider development as well as Blocks F3 to F7. The MUGA will be managed by concierge in the same way as the other play areas across the site. This area will also be covered by CCTV. In total this phase will provide 3,557 sq m of amenity space which is considered to be sufficient to meet the requirements of the residents of Blocks F3 to F7.

5.7 Landscaping and trees

The proposal includes formal landscaping in front of the main elevation (eastern elevation) between the building and the railway embankment along with some defensible spaces at ground level. Only indicative plans have been submitted at this stage given that conditions 22, 25, and 26 of the outline permission require the details of any landscaping and play space/equipment be submitted for approval.

A substantial garden measuring approximately 80m long by 20m wide with an equipped local area of play has been incorporated into the design running along the eastern boundary. F3 and F7 encloses and defines this space making it secure. This major offering of communal realm will be focused on pedestrians and young children. The garden, which incorporates existing trees where possible, will ensure parents and toddlers safe access and use through natural surveillance and reduces the need to walk far to enjoy the excellent facilities on site.

The level of proposed landscaping is considered to be acceptable and the information submitted is considered sufficient to set the principles for the landscaping of this phase in accordance with the requirements of part iii of condition 6.

15 of the existing trees on the site are required to be removed to facilitate the development (11 of which are subject to a TPO) (Aboriginal Implications Report dated November 2013). The removal of 11 of these 15 trees was approved as part of the previous Reserved Matters application. None of the trees to be removed are considered to contribute positively towards the visual amenity of the area. The principle of landscaping set out in this application includes considerable replacement tree planting and improved quality landscaping in this location which is considered to compensate for the loss of the 15 trees proposed to be removed. The proposed landscaping including replacement trees will be of high quality and will enhance the long-term character and appearance of the site in accordance with policy DM01.

5.8 Overlooking and Overshadowing

Condition 19 of the outline permission states that 'a detailed assessment of overlooking and overshadowing will be undertaken as part of the preparation of the reserved matters application'. In accordance with Condition 19, the detailed design of Blocks F3 – F7 maintain the same principal line of footprint to the internal courtyard side when compared with the approved scheme. This maximises the degree of privacy for future residents as well as the security through natural surveillance. To maintain privacy and prevent overlooking careful thought has also been given to potential overlooking of the flats on internal corners of the blocks, and this has been minimised through a combination of carefully positioned windows and the arrangement of the internal layouts. To eliminate the potential overlooking from and onto balconies, screens have been intelligently placed to provide a reasonable degree of privacy to future occupiers. Officers are satisfied that a reasonable degree of privacy is offered to future residents of the development in accordance with the requirements of Development Management Policy DM02.

5.9 Noise and Air Quality

The proposed design of Block F includes residential balconies along the eastern elevation facing towards the train lines and M1 motorway which run along the eastern boundary of the whole development site. The daytime noise levels in this location have been estimated by DEFRA to be in the 60-69dBA range. The balconies would be approximately 45m – 50m away from the railway lines and some 100m away from the M1.

The proposed layout of Block F accords with the masterplan block layout approved by the outline permission in 2005. An Environmental Impact Assessment was carried out at the time of the outline application which would have assessed noise and air quality for the site in relation to the proposed residential development. The outline consent approved a building backing onto the railway line in this location. The outline consent does not include a condition applied relating to noise mitigation, however St George have advised that the internal accommodation of the units proposed will be designed to achieve the requisite internal noise levels suitable for residential accommodation.

In terms of external balconies, reserved matters consent has already been granted in 2010 for the design and layout of Block F and the current proposals are consistent with this approved layout. The balconies are partly sheltered by the wings of the block which extend to enclose the central communal garden. It is considered more beneficial to provide private external amenity space for each home rather than not provide balconies at all. Furthermore the private spaces are supplemented by the communal private garden at the ground floor. The adjacent residential block (Block E) which also faces the adjacent

train lines and M1 motorway in the same form and configuration as Block F, has been occupied for some time and there have been no complaints or expressed concerns regarding external noise levels from the residents of this block.

Taking into account the EIA assessment at the time of the outline application, the extant reserved matters consent for the block, the distance between the proposed balconies and the railway line and M1, and the large area of communal garden, the application is considered to be acceptable on noise grounds.

5.10 Transport and Highways

Local Plan DM17 sets out maximum car parking standards of 1.5 to 1 space per 2 to 3 bedroom flat and less than 1 space per unit for 1 bedroom flats. The London Plan sets out a requirement for 1 cycle parking space per 1 – 2 bedroom flat and 2 per 3+ bedroom flat.

The application proposes 108 internal car parking spaces and 16 external car parking spaces (including 13 disabled spaces) providing a total of 124 car parking spaces for Blocks F3 – F7 at a ratio of 0.7. This is in line with the Development Parking Ratio for Beaufort Park, and is in accordance with maximum parking standards set out in regional and local policy. The level of disabled parking provision is in accordance with policy requirements of 10% of parking spaces. The development would also include 248 enclosed secure cycle parking spaces which meets policy requirements.

All visitors will park in the public streets within the site. Residents parking will be accommodated in undercroft parking levels, wrapped and concealed by the active commercial and residential frontages facing surrounding streets and spaces. Since this application only seeks approval for the reserved matters of detailed design and appearance, further information and details on car parking layout and management are expected to be submitted separately for approval prior to construction.

LBB Highways is monitoring the parking situation on streets surrounding this development. The developer has paid contributions in relation to the planned CPZ and will continue to monitor the parking as further phases are constructed and can vary the parking provision according to the demand, as previously agreed under the terms of the S106.

The development would have appropriate levels of car parking, including disabled parking, and cycle parking in line with policy requirements and the principles established in the outline consent and previously approved reserved matters. It is considered that the proposals would have an acceptable impact on highway and pedestrian safety, and would make adequate provision for car parking on site.

6. 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;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council’s statutory duty under this important legislation.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

10% of the flats will be wheelchair accessible and/or able to be modified to accommodate a wheelchair occupier.

The development includes level, step-free pedestrian approaches to the main entrances to the building to ensure that all occupiers and visitors of the development can move freely in and around the public and private communal spaces.

13 dedicated disabled car parking spaces will be provided close to the entrance to the development.

The proposals are considered to be in accordance with national, regional and local policy by establishing a high quality inclusive design, providing an environment which is accessible to all.

7. CONCLUSION

This application represents a key phase of a major regeneration project that will bring significant changes and benefits to the Colindale area. The details submitted are considered to be in accordance with the parameters established by the outline consent. The design would provide a high quality residential environment while respecting the character and context of the buildings setting.

The proposed development will achieve the following:

- The provision of new affordable rented homes of an appropriate mix and type to make an important contribution towards new affordable homes in the borough;

- The provision of the final phase of affordable housing in the Beaufort Park development in line with the section 106 agreement for the outline planning permission;
- The delivery of new homes in accordance with London Housing Design Guide housing standards where possible;
- Inclusion of an area of usable amenity space and child playspace for Blocks F3 to F7, in excess of that previously offered with the original Reserved Matters application;

All relevant policies contained within the Adopted Colindale AAP, the London Plan (2011), Barnet's Local Plan made up of the Core Strategy 2012 and Development Management Policies Development Plan Documents (DPD) 2012, NPPF have been fully considered and taken into account by the Local Planning Authority. For the reasons set out in this report, it is considered that the proposal represents an appropriate development of the site and would deliver a number of strategic benefits in Colindale that will act as a catalyst for continued regeneration in the area. Accordingly, subject to the conditions detailed in the recommendation, the application is recommended for approval.

APPENDIX 1 - Elevations

East Elevation and strip floor plan illustrating bay articulation and steps in plan



Typical bay and typical recess detail



REFERENCE: H/05373/13

SITE LOCATION PLAN: Blocks F3 to F7, Beaufort Park (Land at Former RAF East Camp Site), Aerodrome Road/ Grahame Park Way, London, NW9

