

Summary of Decisions Taken Under Delegated Powers – May 2016

This notice gives detail of decisions taken within the organisation in accordance with the London Borough of Barnet’s Scheme of Delegation.

The decisions documented below are taken within the powers that the Council has delegated to Senior Officers. These decision makers are responsible for ensuring decisions are compliant with the decision making framework of the organisation which includes the Council’s Constitution, the Officer Scheme of Delegation, and budget and policy framework, as well as compliance with all relevant Legal considerations.

Delivery Unit: Re.

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TITLE	DATE OF DECISION	DECISION TAKER	SUMMARY OF DECISION
Dollis Valley Regeneration Scheme - Phase 1- Hammond Close, EN5 - Highway Works Agreement under Sections 38 and 278 of the Highways Act 1980 – Variation to an	06/05/16	Commissioning Director, Environment	<p>The purpose of this DPR is to approve modifications to an existing s38/s278 highways agreement authorised by a DPR dated 11th February 2014 (a copy of which is attached).</p> <p>A hybrid section 38/278 highway agreement was processed and completed on 30th June 2014 as part of the ‘Dollis Valley – Phase 1 Regeneration Scheme (B/00354/13) (“the Development”)).for highway works and road adoption at Hammond Close, EN5.</p> <p>Following completion of the s38/278 highway agreement, the</p>

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<p>Existing Agreement.</p>			<p>proposed highway works commenced on site as per approved drawings.</p> <p>During the works Countryside Properties (UK) Limited (“the Developer”), contacted officers to request amendments to the previously approved scheme – namely changes to previously approved footway levels described in drawing 11066/2056 revision A5 adjacent to the Development and more specifically the Community Centre (“the Building”) in Hammond Close, EN5 as the ground floor levels of the Building did not tally with the finish levels of the footway adjacent to the Building. The threshold levels of the entrance doors to the Building were identified as been lower than the levels at the back edge of the footway.</p> <p>In an effort to assist with the situation and rectify the problem, officers seek the approval of an altered footway scheme as described in drawing 11066/2056 Revision A6 to suit the levels of the Building as built subject to the same terms and conditions as the June 2014 agreement .</p> <p>The Developer also proposes that the parts of the highway proposed to be adopted under the June 2014 agreement area described in drawing 11066/2082 Revision A5 be amended to that described in drawing 11066/2082 revision A8 under the ownership of the Developer, situated adjacent to the Building behind the existing public footway on Mays Lane and officers seek the approval of the modified adoption scheme subject to the same terms and conditions as the June 2014 agreement. Commuted sums will also be requested by the council from the developers in order to cover future maintenance costs of the additional footway land offered for adoption.</p>

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<p>Redevelopment at Dollis Valley Estate – Stopping Up Order 5 – Stopping up of Highway at / adjacent to Dollis Valley Way Barnet, under Section 247 of the Town and Country Planning Act 1990</p>	<p>13/05/16</p>	<p>Commissioning Director, Environment</p>	<p>The developer, Countryside Properties UK Ltd (in association with London and Quadrant Housing Trust) applied to the Council for Planning Permission under reference no. B/00354/13 dated 25 January 2013. At its meeting on 17 June 2013, the Planning & Environment Committee passed a resolution to grant planning permission subject to satisfactory completion of a Section 106 Agreement (Town and Country Planning Act 1990). Planning Permission reference number B/00354/13 was granted on 01 October 2013.</p> <p>On 30 July 2014, the Planning Committee approved a reserved matters application under reference no. B/02349/14, which sought approval of landscaping, appearance, scale, access and layout for Phase 2 of the Dollis Valley Estate Redevelopment pursuant to Condition 7 of the Hybrid planning permission reference B/00354/13 dated 1 October 2013.</p> <p>Phase 2 of the redevelopment of Dollis Valley Estate involves the erection of 163 residential dwellings comprising 84 houses and 79 apartments including associated infrastructure, new site access off Mays Lane at the existing Dollis Valley Drive / Way junction, new public open space, car parking, landscaping, infrastructure and other ancillary works.</p> <p>Decision:</p> <ul style="list-style-type: none"> • That the Council make an Order for the Stopping up of highway land at/adjacent to Dollis Valley Way, Barnet as per attached drawing no. 11274-1002 Revision A9 and the schedule annexed to this report (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services), pursuant to Section

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			<p>247 of the Town and Country Planning Act 1990.</p> <ul style="list-style-type: none"> • In the event that there is no opposition to the Notice of the making of the Order, to confirm the order. • In the event that the proposal for the making of the Order is opposed, to notify the Mayor of London of the objection and to hold a public inquiry, if appropriate. <p>To seek recovery of legal and other fees including advertising costs from the developer / developer's agent.</p>
<p>Authority to execute and seal the various Collateral Warranties for Grahame Park , Phase 1B (ii) and (iii) (Plots 5 and 6)</p>	<p>09/05/16</p>	<p>Strategic Director, Growth and Environment</p>	<p>In accordance with clause 30 of the Principal Development Agreement dated 30 January 2007 ("the PDA"), Choices for Grahame Park Limited (CfGP) can appoint specialist advisers where necessary in connection with the Development, demolition / building works.</p> <p>In appointing specialist advisers CfPG is also required to ensure that they enter into a duty of care warranty in favour of the Council and substantially in the form appended to the PDA.</p> <p>Phase 1B sub-phase 2 and sub-phase 3 (Plots 5 and 6) represents the current construction phase of development which is taking place within the Grahame Park regeneration scheme. CfGP have appointed various specialist sub-contractors to help deliver this phase of the scheme.</p> <p>There will be no net cost to the council in authorising these collateral warranties.</p> <p>Authority for the Council to execute and seal the Collateral</p>

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			Warranties (relating to these appointments) for Grahame Park, Phase 1b(ii) and (iii) (Plots 5 & 6) in Barnet Council's favour .
<p>GATEWAY HOUSE, 318-330 REGENTS PARK ROAD, LONDON, N3 2TX – Stopping up of Highway at / adjacent to 318-330 Regents Park Road N3 2TX under Section 247 of the Town and Country Planning Act 1990</p>	25/05/16	Commissioning Director, Environment	<p>The developer, Roquefort Property Holdings Limited applied to the Council for planning permission reference number F/03933/13 to Demolition the existing building and redevelopment of the site to provide 77 residential flats (all use class C3), 522 square metres of office space (use class B1), 501 square metres of retail space (use class A1) and a library (use class D1) covering 960 square metres in a building ranging between five and eight storeys in height (with additional lower ground floor, basement and roof terraces), together with associated car parking (72 spaces), communal amenity space (including roof top terraces), access, landscaping, refuse and recycling facilities, cycle parking, plant and related works. The application was granted on 28th November 2014.</p>

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<p>Halliwick Park Estate, N11 – Dedication of private roads as public highway under Section 37 of the Highways Act 1980</p>	<p>04/05/16</p>	<p>Commissioning Director, Environment</p>	<p>The Council's Legal Services, HB Public Law, have received three applications to dedicate roads as public highway in the Halliwick Park Estate N11.</p> <p>Lodders Solicitors in their letter dated 2nd February 2016 (see attached briefing note), acting on behalf of the Developers of the Halliwick Park Estate - BDW Trading Limited, Bellway Homes Ltd and Taylor Wimpey UK Ltd - served three Notices under Section 37 of the Highways Act 1980 on LBB in respect of:</p> <ul style="list-style-type: none"> a) Winterburn Close, N11; b) Kettlewell Close and Arncliffe Close, N11; and c) Catterick Close, N11 <p>The above roads proposed for dedication are side roads off Ribblesdale Avenue N11 – a road which the Developers have previously had adopted under Section 38 of the Highways Act 1980 in 2015.</p> <p>Decision:</p> <ul style="list-style-type: none"> • That the Council notifies the applicants of its considerations and the decision not to adopt the proposed dedication of the roads listed below as public highway under Section 37 of the Highways Act 1980. <ul style="list-style-type: none"> a) Winterburn Close, N11; b) Kettlewell Close and Arncliffe Close, N11; and c) Catterick Close, N11 <p>That, if required, the Council in its capacity as Local Highways Authority makes a complaint to the Magistrates Court for the</p>

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			<p>necessary Orders not to adopt the proposed dedication of the above roads as public highway under Section 37 of the Highways Act 1980</p>
<p>Millbrook Park Regeneration Scheme. Off- Site Highway Improvements at Holders Hill Circus roundabout and Bittacy Hill / Frith Lane Junction, Mill Hill NW7. Highway Works Agreement under Section 278 of the Highways Act 1980 – Variation to an existing DPR.</p>	<p>06/05/16</p>	<p>Commissioning Director, Environment</p>	<p>The purpose of this DPR is to vary an existing DPR dated 30th June 2015 a copy of which is attached.</p> <p>The previously processed DPR detailed the proposed section 278 highway works at the above site and included the construction of two new zebra crossings with pedestrian refuge islands on Devonshire Road and Dollis Road, NW7 respectively at junctions with the Holders Hill Circus roundabout.</p> <p>Following discussions with the developers, Inglis Consortium LLP, the original proposals are now revised and the two new zebra crossings will not be implemented / constructed by the developers as previously stated in the original DPR. Instead, two new uncontrolled pedestrian crossing islands will be constructed on the same locations as previously proposed for the zebra crossings. The rest of the proposed S278 highway works remain the same as before. All works associated with the scheme will be constructed by the developers under the council's supervision. Similarly, all costs associated with the proposed highway works, including costs for processing TMOs (Traffic management Orders) and legal costs in drafting the agreement, will be borne by the developers.</p> <p>The revised highway works are shown in the approved drawings reference numbers 5106655-ATK-BHFL-DR-D-0115 Revision P01.2 and 5106655-ATK-HHC-DR-D-0102 Revision P02.1 attached to this</p>

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			<p>DPR.</p> <p>In addition to the TMO mentioned in the previous DPR, another TMO (Traffic Management Order) needs to be processed in order to implement new waiting restrictions on Dollis Road as per approved drawings including drawing no. 5106655-ATK-HHC-DR-D-0116 revision P01 attached to this DPR.</p>