

LOCATION: West Hendon Regeneration Area (Phase 6), NW9

REFERENCE: 17/8150/RMA **Received:** 22 Dec 2017
Accepted: 22 Dec 2017

WARD: West Hendon **Expiry:** 23 Mar 2018

APPLICANT: Barrett Metropolitan LLP

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

APPLICATION SUMMARY

The West Hendon Estate is designated as one of the Council's Priority Housing Estates for Regeneration in its Local Plan (Core Strategy) Development Plan Document (2012). It forms part of Barnet's Place Shaping Strategy and the Three Strands Approach (Protection, Enhancement and Growth) which seeks to guide regeneration in the Borough.

The redevelopment of the Estate (along with other similar housing estates within the Borough) has been a longstanding priority for the Council for many years. There is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment to deliver new housing and create a revived neighbourhood.

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

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

In respect of this, Barratt have submitted a reserved matters application for the scale, external appearance and landscaping for Phase 6 of the West Hendon regeneration. The Phase 6 site covers an area of 6.7 hectares and looks to provide 516 dwellings comprising of 442 market houses and 74 affordable housing, representing an affordable housing provision of 14%. This application will be the last Reserved Matters application submitted pursuant to the 2013 hybrid approval and will allow the delivery of the remaining works aside of the Silk Stream Bridge. The latter application will be presented to the Committee at a later date.

The reserve matters as per conditions 5 and 6 pertain to the detailed design, appearance,

access and landscaping of Phase 6 have been assessed and it is considered that the proposals will deliver a high quality, sustainable development. The vision of the masterplan as linked to all previous phases have been considered and employed across the Phase 6 buildings, landscaping and access. The development would result in a modern contemporary design whilst maintaining an acceptable quality in its materials. Clear consideration has been given to disability needs (10%) and car parking (at ratio 0.8). There is also a good standard of landscaping provided throughout.

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

RECOMMENDATION

Recommendation 1: Approve Subject to conditions.

Recommendation 2: It is RESOLVED that the Committee grants delegated authority to the Head of Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

ASSESSMENT

1. SITE AND SURROUNDINGS

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

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

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

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

The redevelopment of the Estate (along with other similar housing estates within the Borough) has been a longstanding priority for the Council for many years and has been designated as one of the Council's Priority Housing Estates for Regeneration within its Local Plan (2012). In particular, it states at policy CS3 that the area is projected to provide 1540 new homes. It also forms part of Barnet Council's Place Shaping Strategy which seeks to guide regeneration in the Borough. Therefore there is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment and current areas of isolation. The regeneration would also deliver new housing to address the housing demand within the Borough. However funding constraints required the Council to seek external partners and in 2011 Barratt Metropolitan LLP (BM LLP) entered into discussions with London Borough of Barnet to help deliver the regeneration of the estate and community facilities.

The current Reserve Matters application specially relates to Phase 6 of the West Hendon Estate planning permission H/01054/13, approved in October 2013, which gave permission for:

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

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

Phase 6 of the development site relates to Buildings D1-D8 and is 6.3 Hectares in size. The estate is bound by the Silk Stream to the north, Cool Oak Lane to the south, Edgware Road (The Broadway-A5) to the east and the Welsh Harp to the west, which is also known as the Brent Reservoir.

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

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

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

2. PROPOSAL

The application seeks Reserved Matters approval pursuant to Phase 6 of the original permission (H/01054/13) for the development of 516 residential units (442 market and 74 intermediate including Blocks D1-4 and Block D5-8), landscaping, a gym of 420sqm and parking. In particular, conditions 5, 6 and 7 of the original 2013 permission detail what is required. These conditions read as follows:

Condition 5

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

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

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

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

Condition 6

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

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

Condition 7

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

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

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

- Conditions 22, 23, 39, 43, 44 – (Submitted under application 17/8160/CON)
- Conditions 24, 25, 36, 50 – (Submitted under application 17/8162/CON)
- Condition 51 – (Submitted under application 18/0025/CON)

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

The Phase 6 development would also deliver the following residential Blocks:
D1-D3, D4, D5 and D6-D8.

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

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

3. RELEVANT SITE HISTORY

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

18/0025/CON: Submission of details of condition 51 (Design Review Panel Report) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 19/3/2018.**

17/8162/CON: Submission of details of conditions 24 (Drainage Strategy) 25 (Flood Risk Assessment) 36 (Site Waste Management Plan) 50 (Estate Management Plan) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 11/4/2018.**

17/8160/CON: Submission of details of conditions 22 (Landscape Management Plan) 23 (Non-Native Plants Survey) 39 (Ecological Management Plan) 43 (Tree Survey) 44 (Bird Boxes) pursuant to planning permission H/01054/13 dated 20/11/13. – **Approved, 11/4/2018.**

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

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

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

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

15/07186/NMA: Non-material minor amendments to planning permission reference H/01054/13 dated 20/11/13 for 'Hybrid planning application for the demolition and

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

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

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

H/00028/14: Non-material minor amendment to planning permission reference H/01054/13 dated 20/11/13 for: "Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising: Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class

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

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

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

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

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

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

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

Preapplication:

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

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

4. PUBLIC CONSULTATIONS AND VIEWS EXPRESSED

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

The application was also publicised via direct neighbour letters to 1104 neighbouring properties. No neighbour comment has been received.

5. STATUTORY AND INTERNAL BODIES

- **Natural England:** No objection.
- **Environment Agency:** No objection to proposal.
- **Thames Water:** No comment.
- **Barnet Council's Street Lighting Team:** No objections subject to conditions.
- **Barnet Council's Waste and Refuse Officer:** No objection.
- **Barnet Council's Highways Officer:** No objection, details acceptable.
- **Barnet Council's Arboricultural Officer:** The proposed planting and landscaping details are acceptable.
- **Barnet Council's Ecology Officer:** No comment
- **Barnet Council's Flood/Drainage Officer:** No objection.

6. KEY PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.

Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents. The Core Strategy and Development Management Policies documents were both adopted by the Council in September 2012. A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.

More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application is set out in subsequent sections of this report dealing with specific policy and topic areas. This is not repeated here.

Officers have considered the development proposals very carefully against the relevant policy criteria and have concluded that that the development will fulfil them to a satisfactory level, subject to the conditions and planning obligations recommended. The proposed development is therefore considered to comply with the requirements of the development plan.

6.1 National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was published on 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 advocates for a presumption in favour of sustainable development to be applied to all developments. It states that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”. This applies unless any adverse impacts of a development would “significantly and demonstrably” outweigh the benefits. The relevant Chapter are as follows:

- 2. Ensuring the vitality of town centres
- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 8. Promoting healthy communities
- 9. Protecting Green Belt land
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment

6.2 The Mayor's London Plan (2016)

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life. The Relevant Policies are as follows:

- Policy 1.1 - Delivering the Strategic Vision and Objectives for London
- Policy 2.6 - Outer London: Vision and Strategy
- Policy 2.7 - Outer London: Economy
- Policy 2.8 - Outer London: Transport
- Policy 2.14 - Areas for Regeneration
- Policy 2.15 - Town Centres
- Policy 2.18 - Green Infrastructure: The Network of Open and Green Spaces
- Policy 3.1 - Ensuring Equal Life Chances for All
- Policy 3.2 - Improving Health and Addressing Health Inequalities
- Policy 3.3 - Increasing Housing Supply
- Policy 3.4 - Optimising Housing Potential
- Policy 3.5 - Quality and Design of Housing Developments
- Policy 3.6 - Children and Young People's Play and Informal Recreation Facilities);
- Policy 3.7 - Large residential developments
- Policy 3.8 - Housing Choice
- Policy 3.9 - Mixed and Balanced Communities
- Policy 3.10 - Definition of Affordable Housing
- Policy 3.11 - Affordable Housing Targets
- Policy 3.12 - Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- Policy 3.13 - Affordable Housing Thresholds
- Policy 3.15 - Co-ordination of Housing Development and Investment
- Policy 3.16 - Protection and Enhancement of Social Infrastructure
- Policy 3.18 - Education Facilities
- Policy 3.19 - Sports Facilities
- Policy 4.1 - Developing London's Economy
- Policy 4.2 -Offices
- Policy 4.3 - Mixed Use Development and Offices
- Policy 4.4 - Managing Industrial Land and Premises
- Policy 4.6 - Support for and Enhancement of Arts, Culture, Sport and Entertainment Provision
- Policy 4.10 - Support New and Emerging Economic Sectors
- Policy 4.12 - Improving Opportunities for All
- Policy 5.1 - Climate Change Mitigation
- Policy 5.2 - Minimising Carbon Dioxide Emissions
- Policy 5.3 - Sustainable Design and Construction
- Policy 5.5 - Decentralised Energy Networks
- Policy 5.6 - Decentralised Energy in Development Proposals
- Policy 5.7 - Renewable Energy
- Policy 5.8 - Innovative Energy Technologies
- Policy 5.10 - Urban Greening
- Policy 5.12 - Flood Risk Management
- Policy 5.13 - Sustainable Drainage
- Policy 5.14 - Water Quality and Wastewater Infrastructure
- Policy 5.15 - Water Use and Supplies

- Policy 5.16 - Waste Net Self-Sufficiency
- Policy 5.17 - Waste Capacity
- Policy 5.18 - Construction, Excavation and Demolition Waste
- Policy 5.19 - Hazardous Waste
- Policy 5.21 - Contaminated Land
- Policy 6.1 - Strategic Approach
- Policy 6.2 - Promoting Public Transport Capacity and Safeguarding Land for Transport
- Policy 6.3 - Assessing Effects of Development on Transport Capacity
- Policy 6.4 - Enhancing London's Transport Connectivity
- Policy 6.7 - Better Streets and Surface Transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing Traffic Flow and Tackling Congestion
- Policy 6.12 - Road Network Capacity
- Policy 6.13 - Parking
- Policy 7.1 - Building London's Neighbourhoods and Communities
- Policy 7.2 - Inclusive Environment
- Policy 7.3 - Designing Out Crime
- Policy 7.4 - Local Character
- Policy 7.5 - Public Realm
- Policy 7.6 - Architecture
- Policy 7.7 - Location and Design of Tall and Large Buildings
- Policy 7.14 - Improving Air Quality
- Policy 7.15 - Reducing and Managing Noise
- Policy 7.16 - Green Belt
- Policy 7.17 - Metropolitan Open Land
- Policy 7.18 - Protecting Open Space and Addressing Deficiency
- Policy 7.19 - Biodiversity and Access to Nature
- Policy 7.21 - Trees and Woodlands
- Policy 7.30 - London's Canals and Other Rivers and Waterspaces
- Policy 8.2 - Planning Obligations
- Policy 8.3 - Community Infrastructure Levy

Draft Replacement London Plan (2017)

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

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

6.3 Barnet London Borough Local Plan

The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase

Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Local Plan policies are most relevance to the determination of this application are set out below.

6.3.1 *Core Strategy (Adopted 2012):*

- Policy CS NPPF - National Planning Policy Framework–Presumption in favour of sustainable development
- Policy CS1 - Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach
- Policy CS3 - Distribution of Growth In Meeting Housing Aspirations
- Policy CS4 - Providing Quality Homes and Housing Choice in Barnet
- Policy CS5 - Protecting and enhancing Barnet's character to create high quality places
- Policy CS6 - Promoting Barnet's Town Centres
- Policy CS7 - Enhancing and Protecting Barnet's Open Spaces
- Policy CS8 - Promoting a Strong and Prosperous Barnet
- Policy CS9 - Providing safe, effective and efficient travel
- Policy CS10 - Enabling inclusive integrated community facilities and uses
- Policy CS11 - Improving health and wellbeing in Barnet
- Policy CS12 - Making Barnet a Safer Place.
- Policy CS13 - Ensuring the efficient use of natural resources
- Policy CS14 - Dealing with our waste
- Policy CS15 - Delivering the Core Strategy

6.3.2 *Development Management Policies (Adopted 2012):*

- Policy DM01 - Protecting Barnet's character and amenity
- Policy DM02 - Development standards
- Policy DM03 - Accessibility and Inclusive Design
- Policy DM04 - Environmental considerations for development
- Policy DM05 - Tall Buildings
- Policy DM06 - Barnet's Heritage and Conservation
- Policy DM07 - Protecting Housing in Barnet
- Policy DM08 - Ensuring a Variety of Sizes of New Homes to Meet Housing Need.
- Policy DM09 - Specialist Housing – Houses in Multiple Occupation, Student Accommodation and Housing Choice for Older People
- Policy DM10 - Affordable Housing Contributions
- Policy DM11 - Development Principles for Barnet's Town Centres
- Policy DM13 - Community and education uses
- Policy DM14 - New and Existing Employment Space
- Policy DM15 - Green Belt and open spaces
- Policy DM16 - Biodiversity
- Policy DM17 - Travel impact and parking standards

6.4 *Supplementary Planning Documents and Guidance*

The Council and the Greater London Authority in association with the Mayor of London have produced a number of adopted Supplementary Planning Documents (SPDs) which provide detailed guidance that supplements policies in the adopted Local Plan, and sets out how

sustainable development will be delivered in Barnet including generic environmental requirements to ensure that new developments within Barnet meets sufficiently high environmental and design standards. The below provides a list of policies relevant to the scheme.

Barnet Council:

- *Accessible London: Achieving an Inclusive Environment (April 2004)*
The strategy sets out to provide detailed advice and guidance on the policies in the London Plan in relation to achieving an inclusive environment.
- *Planning for Equality and Diversity in London (October 2007)*
This guidance sets out some of the overarching principles that should guide planning for equality in the London context
- *Planning Obligations (April 2013)*
The Planning Obligations SPD focuses on when Planning Obligations will be required and the relationship with CIL. It sets the requirements for different scales of development as well as the procedural process for delivering a legal agreement.
- *Residential Design Guidance (October 2016)*
This provides a clear and consistent message on how we manage change within Barnet's suburbs. The SPD consolidates and updates the existing framework for residential design which mainly focused on improvements to the existing housing stock (Design Guidance Notes on Extensions, Conversions, Porches, and Hard-standings and Vehicular Crossovers). Thereby providing a more detailed residential design guidance issues relevant to Barnet such as local character, density, built form, car parking and amenity space standards connected with new build development. Through these changes the SPD sets out the local priorities for protecting and enhancing Barnet's character, providing a local reference point that is in keeping with national guidance on good design.
- *Sustainable Design and Construction (May 2016)*
The Sustainable Design and Construction (SPG) seeks to design and construct new development in ways that contribute to sustainable development. In terms of waste, the preferred standard seeks to provide facilities to recycle or compost at 60% of waste by 2015. The SPG also states that the siting of recycling facilities should follow consideration of vehicular access to the site and potential (noise) impacts on amenity.

Greater London Authority

- *All London Green Grid (March 2012)*
This strategy provides guidance for designing and managing green and open spaces to bring about previously unrealised benefits. In doing so, it aims to encourage boroughs, developers, and communities to collectively increase the delivery of green infrastructure for London.
- *Affordable Housing & Viability (August 2017)*
The Mayor's long-term aim is for half of all new homes to be affordable. The SPD offers

an ambitious and practical first step to raise the amount of affordable housing coming through the planning system ahead of the new London Plan in 2019. It will also ensure that development appraisals are robustly and consistently scrutinized as well as speeding up the planning process for those schemes which are delivering more affordable homes.

- *Housing (March 2016)*
This provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.
- *The Mayor's Climate Change Mitigation and Energy Strategy (October 2011)*
The strategy seeks to provide cleaner air for London. This strategy focuses on reducing carbon dioxide emissions to mitigate climate change, securing a low carbon energy supply for London and moving London to a thriving low carbon capital.
- Streets Manual TFL(March 2007)
Manual for Streets (MfS) supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement, which are now withdrawn in England and Wales. It complements Planning Policy Statement 3: Housing and Planning Policy Wales. MfS comprises technical guidance and does not set out any new policy or legal requirements.
- Sustainable Design and Construction (April 2014)
This document provides practical guidance on sustainable technologies and practices such as urban greening, pollution control, decentralised energy, how to offset carbon dioxide where the targets set out in the London Plan are not met and basements policy and developments.
- Technical Housing Standards (March 2015)
This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

7. PLANNING CONSIDERATIONS

The main areas for consideration are:

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

- Refuse and Recycling Storage

7.1 Principle of Development

The principle of constructing 516 residential dwellings (442 market and 74 intermediate) for Phase 6 and the provision of landscaping and parking was established by the hybrid/outline planning permission in 2013.

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

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

7.2 Principle Reserved Matters Details

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

Scale – the height, width and length of each building proposed in relation to its surroundings.

Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

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

Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures. For example, through planting of trees or hedges or screening by fences or walls.

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

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

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

Parameter Plan Development Area 716_00_07_003 Revision P2: This plan defines the extent and outline of the private space occupied by the buildings and their associated front and rear gardens. It also prescribes the maximum developable area per zone (the maximum Gross

Internal Area). Outside of these defined zones is space belonging to the public realm comprising of roads, footpaths and public open spaces.

Parameter Plan Building Heights 716_00_07_004 Revision P2: This plan establishes the minimum and maximum building heights from ground level and sets limits for future ground levels within the site. It also controls all possible building storey numbers.

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

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

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

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

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

Parameter Plan Vehicular and Pedestrian Circulation 716_00_07_010 Rev 02 Revision P2: This establishes the movement strategy for the site and the locations of primary and secondary access points to the site for vehicles, cycles and pedestrians including connections to the surrounding network as well as identifying street hierarchy, bus routes and possible locations for bus stops.

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

Details submitted as part of the Reserve Matters application for Phase 6 demonstrates that the application broadly accords with the agreed parameters of the outline consent with the exception of some minor differences. These differences are discussed in the below sections.

Summary of Blocks against general parameters

| Block | Details |
|--------------|---|
| Block D | <ul style="list-style-type: none"> - D1-D2 shifting slightly North West by 1002.5mm. - Internal building line for D3 shifting 2402.5mm. - D4 extends slightly over the development area parameter. This is centrally due to the positioning of the balconies. - Building D3 podium footprint moved 825mm. |

| | |
|--|---|
| | <ul style="list-style-type: none"> - D4, D8 building height below minimum parameter height. - No residential uses proposed at ground floor D4. - New primary pedestrian link proposed to the at Block D3 and D4 - No communal rooftop terrace to Block D4 and D5. - Car park entrance relocated. - No windows to core staircases D2, D3 and D4. |
| | |

Deviations from parameter plans and master plan.

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

Deviations from Plans:

- A very slight shift in the building line of Block D (1-4) and its associated car park. This was required in order to rationalise the development.
- The following buildings are below the minimum parameter heights detailed under plan 716_00_07_004 (Rev. P2): Block D (4 and 8). In all cases, the heights proposed have been informed by the site context and its relationship to those existing housing surrounding it. Further design discussions are provided below.
- No residential use or frontage proposed at the ground floor of building G4.
- No residential frontage at lower ground floor level of Blocks D4 and D5.
- Car park entrance at Block D as detailed within plan 008(Rev A), has been relocated further within the site between Block E and D3/D4.

Deviation from Design Guidance:

- The previous design required all window brick details to be at 1.5 bricks, these have now been revised to 1 brick depth.
- No windows to stairs and circulation areas.
- The proposed communal roof terrace at Block D4 and D5 is withdrawn.

Deviation from Highways works:

- A new pedestrian link is proposed to create direct access from the estate to the Welsh Harp. This design improvement would allow for better connectivity to all the Welsh Harp.
- The Triangular Square between Block D and E previously identified for level parking will now be used as an additional children's play area for 5-11 year olds. The parking lost at this area will be relocated elsewhere on the site.

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

Officers have assessed the above proposed deviations and do not consider that they would

give rise to any additional or new environmental effects, or significantly harm the spirit of the original Master Plan. In terms of the overall design principles, the deviations detailed above would also respect the original core considerations.

7.3 Design (scale, layout, appearance)

The National Planning Policy Framework (published 2012) makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors, securing high quality design goes beyond aesthetic considerations.

The London Plan also contains a number of relevant policies on character, design and landscaping. Policy 7.1 of the London Plan further emphasises the need for a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high-quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and massing. They should also contribute to a positive relationship between the urban structure, natural landscape features, underlying landform and topography of an area. It should also be human in scale, ensuring buildings create a positive relationship with street level activity. A complementary relationship should be employed between new buildings and those existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area. Lastly, new developments should be informed by the surrounding historic environment. An architectural design criteria is set out at Policy 7.6.

Policy CS5 of Barnet Council's policy framework seeks to ensure that all development in Barnet respects local context and distinctive local character, creating places and buildings of high quality design. In this regard policy CS5 is clear in mandating that new development should improve the quality of buildings, landscaping and the street environment and in turn enhance the experience of Barnet for residents, workers and visitors alike. Policy DM01 also requires that all developments should seek to ensure a high standard of urban and architectural design for all new development and high-quality design, demonstrating high levels of environmental awareness of their location by way of character, scale, mass, height and pattern of surrounding buildings, spaces and streets. Proposals should preserve or enhance local character and respect the appearance. Policy DM03 seeks to create a positive and inclusive environment that also encourages high quality distinctive developments. The above policies form the basis for the assessment on design.

Scale

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

Block D has two parts and includes buildings D1-D8. The Block has varying building heights of between 4-28 stories. The Block faces onto the Welsh Harp at its southwest elevation and other residential properties at all other elevations. The building massing fully utilised the plot to provide a mix of uses, although it does fall short of some of the parameter plan heights.

Materials

Details submitted with the application demonstrate that the material pallet for Phase 6 has been informed by that agreed in the 2013 masterplan. Materials are complementing across plots and provide enough variation on site to relate to the architecture of buildings and proposed landscape. The bricks for this element of the development will be Pink Beige and Light Sand. However this will be formally agreed at a later date. Any brick will nevertheless be informed by general pallet for the development. The materials have also been informed from the analysis of existing context and applied where appropriate. As a result, the use of the material pallet allows for sufficient variation which avoids unnecessary repetition throughout the new development.

Housing Mix

Development Plan policies require proposals to provide an appropriate range of dwelling sizes and types, taking account of the housing requirements of different groups to address the housing needs in Barnet (See policy DM08). The Council's Local Plan documents identify 3 and 4 bedroom units as being of the highest priority types of market housing for the Borough. The need for a diverse range of unit sizes is also echoed within the London Plan Policy 3.8. The table below provides a breakdown of the proposed units:

Table 1: Block Unit Breakdown

| Block | Apartments | Private | Affordable | Wheelchair accessible | Total |
|--------------|--------------------|----------------|-------------------|------------------------------|--------------|
| D1 | Apart 1B 2P | | 12 | | |
| | Apart 2B 4P | | 6 | | |
| | Apart 3B P5 | | 3 | | |
| | Apart 3B P5 Duplex | 3 | 3 | | |
| | Total | | | | 27 |
| D2 | Apart 1B 2P | 17 | | | |
| | Apart 2B 3P | 9 | | | |
| | Apart 2B 4P | 5 | | | |
| | Apart 3B P5 Duplex | 5 | | | |
| | Total | | | | 36 |
| D3 | Apart 1B 2P | 16 | | | |
| | Apart 2B 3P | 12 | | | |
| | Apart 2B 4P | 3 | | | |
| | Apart 3B P5 | 4 | | | |
| | Apart 3B P5 Duplex | 7 | | | |
| Total | | | | 42 | |
| D4 | Apart 1B 2P | 91 | | | |
| | Apart 2B 3P | 69 | | | |
| | Apart 3B P5 | 8 | | | |
| | Total | | | | 168 |
| D5 | Apart 1B 2P | 49 | | | |
| | Apart 2B 4P | 80 | | | |

| | | | | | |
|-----------|--------------------|-----|----|----|-----|
| | Total | | | | 129 |
| D6 | Apart 1B 2P | 36 | | | |
| | Apart 2B 3P | 6 | | | |
| | Apart 3B P5 | 1 | | | |
| | Apart 3B P5 Duplex | 4 | | | |
| | Total | | | | 47 |
| D7 | Apart 1B 2P | 6 | | | |
| | Apart 2B 3P | 6 | | | |
| | Apart 3B P5 Duplex | 1 | | | |
| | Total | | | | 17 |
| D8 | Apart 1B 2P | | 20 | | |
| | Apart 2B 3P | | 17 | | |
| | Apart 3B P5 | | 8 | | |
| | Apart 3B P5 Duplex | | 5 | | |
| | Total | 442 | 74 | 57 | |
| | | | | | 516 |

Under the hybrid permission an indicative housing mix was agreed to be formalised under subsequent Reserve Matters applications.

The housing mix should be informed by the housing needs within the Borough identified by the Council. The Council has identified a lack of larger housing units of 3 or more bedrooms. These are often required to meet demand for family units within the Borough and therefore, their introduction is actively encouraged. Family units can also be defined as any unit that can house 3 or more persons, as defined by the London Plan. Based on this definition, the proposal would allow for 61% new family units of which 13% would represent 3 bedrooms or more. Therefore the proposed housing mix is welcomed as it would provide help address the demand for family units within the Borough.

Density

Policy 3.4 of the London Plan states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output within the relevant density range shown in Table 3.2.

The site of the current Phase measures 2.6 hectares and has a PTAL rating of between 2-3. Based on Table 3.2, the site is of an “urban” character. This has been defined as an area “*with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes.*”

The Mayor’s Housing SPG, at paragraph 1.3.12, further states that the density ranges should be “*used as a guide and not an absolute rule, so as to also take proper account of other objectives*”. It does not preclude developments with a density above the suggested ranges, but requires that they “*must be tested rigorously*” (para.1.3.14). This will include an examination of factors relating to different aspect of “*liveability*” of a proposal (dwelling mix, design and quality of accommodation), access to services, impact on neighbours,

management of communal areas and a scheme's contribution to 'place shaping'. The impact of massing, scale and character in relation to nearby uses will be particularly important.

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

Based on the London Plan calculation, the phase would have a density of 82 units per hectare. This falls within what is acceptable within the London Plan density matrix.

Internal space Standards for future Occupiers

Policy 3.5 of the London Plan states that new residential units should provide the highest quality internal environments for their future residents and should have minimum floor areas in accordance with the Government's technical housing standards set out in Table 3.3. It recognises that a genuine choice of homes should be provided in terms of both tenure and size. Detailed residential standards are also contained within the Mayor's London Housing SPG.

Details submitted with the application shows that all the proposed units would provide generous unit and bedroom sizes in compliance with the required London Plan as detailed under Policy 3.5 and the National Technical Housing Standards. They would also achieve the minimum ceiling height of 2.5 metres required.

Access/Disabled Units

Policy 3.8 of the London Plan further states that 10% of new residencies within a development should be wheelchair accessible or easily adaptable for residents who are wheelchair users. Provision should also be made for affordable family housing, wheelchair accessible housing and ensure all new housing meets parts M4 (2) and (3) of the Building Regulations as follows:

Part M4(2)

- 90% of the dwellings shall be designed to be Category 2 'Accessible and adaptable'

Part M4(3)

- 10% of the dwellings shall be designed to be Category 3 'Wheelchair user dwellings'

Details submitted with the application demonstrate that there will be a total of 57 wheelchair units. This would result in a 11% wheelchair provision for Phase 6. However the overall development would meet the required 10% wheelchair unit requirement. The types of disabled units are also welcome as the application provides for a good choice as demonstrated by the below summary table.

Wheelchair Accessible Units

| Unit | Type | No. |
|------|------|------|
| D1 | 1b2p | 3 SO |
| | 2b4p | 3 SO |

| | | |
|-------|------|------|
| D2 | 1b2p | 2P |
| | 2b3p | 5P |
| D3 | 1b2p | 6P |
| | 2b3p | 8P |
| | 2b4p | 3P |
| | 3b5p | 1P |
| D4 | - | - |
| D5 | 2b3p | 13 |
| D6 | 1b2p | 6P |
| | 3b5p | 1P |
| D7 | 2b3p | 4P |
| D8 | 3b5p | 2 SO |
| | | |
| Total | | 57 |

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

Sunlight and Daylight to Proposed Units

The application is accompanied by a Daylight, Sunlight and Overshadowing Analysis report prepared by Point Surveyors which provides an assessment of the potential impact of the development on sunlight, daylight and overshadowing to neighbouring residential properties and the proposed units based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide'.

Daylight has been assessed in terms of Vertical Sky Component (VSC) and sunlight has been assessed in terms of Annual Probable Sunlight Hours (APSH) and overshadowing has been assessed against the above BRE guidelines. The BRE Guidelines provide numerical guidelines, however these are not mandatory and should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Daylight: the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either:

The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value.

(Skylight); or

The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.

It should be noted that the London Plan guidance states that in view of London's context accepting VSC reductions exceeding 20% is acceptable.

Sunlight: the BRE Guidelines confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment for sunlight losses. For those windows that do warrant assessment it is considered that there would be no real noticeable loss of sunlight where:

In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period; and In cases where these requirements are breached there will still be no real noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of annual probable sunlight hours.

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

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

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

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

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

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

Considering the above, the overall development would provide a good quality of accommodation to future occupants in terms of daylight and sunlight.

Outdoor amenity and gym

The London Housing SPG provides further guidance in relation to the provision of dual aspect units and private amenity space. Housing SPG standard 4.10.1 states that 5m² of private

amenity space should be provided for each one bedroom unit, with a further 1m² provided for each additional occupant. Standard 4.10.3 states that the minimum length and depth of areas of private amenity space should be 1.5m and that developments should avoid single aspect units which are north facing, have three or more bedrooms, or are exposed to a particularly poor external noise environment.

Barnet's Sustainable Design and Construction SPD sets the minimum standards for outdoor amenity space provision in new residential developments. Flats are expected to provide 5sqm of usable outdoor communal or private amenity space per habitable room proposed and houses considerably more as detailed in Table 2.3 below of SPD Adapted from the Sustainable Design and Construction SPD and are as per the London Plan requirements. For both houses and flats, kitchens over 13sqm are counted as a habitable room and habitable rooms over 20sqm are counted as two habitable rooms for the purposes of calculating amenity space requirements.

| Table 2.3: Outdoor Amenity Space Requirements | Development Scale |
|--|------------------------------|
| For Flats: <ul style="list-style-type: none"> •5 m² of space per habitable room. | Minor, Major and Large scale |
| For Houses: <ul style="list-style-type: none"> •40 m² of space for up to four habitable rooms •55 m² of space for up to five habitable rooms •70 m² of space for up to six habitable rooms •85 m² of space for up to seven or more habitable rooms | Minor, Major and Large scale |

Details submitted with the application demonstrate that all proposed housing units would provide at least 5sqm or more of private outdoor amenity space by way of terraces and balconies. In addition, there are several internal courtyards within the Blocks D, a school square, good sized play areas, York Park and triangular spaces at the edge of the Phase 6 development, which amounts to a total of 830 square metres of outdoor amenity space. This is significantly in excess of what is required. Detailed specifications for the spaces also demonstrate that they would be of a high quality.

In light of this, the development would meet the required London Plan and Barnet Council quota for open in line with policy.

Gym

Internal amenity is also being provided by way of a relatively small gym at the ground floor level of building D4. The proposed gym will be 421sqm. Details of who will be provided with access to the gym and how the gym will be managed has not been provided at this stage. As such, it will be secured via condition.

7.4 Affordable Housing and Viability

Policies 3.8 to 3.13 of the London Plan relate to affordable housing. Policy 3.11 states that the Mayor will, and boroughs and other relevant agencies and partners should, seek to maximise affordable housing provision and ensure an average of at least 17,000 more affordable homes per year in London over the term of this Plan. In order to give impetus to a strong and diverse

intermediate housing sector, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing. Paragraph 173 of the NPPF imposes an obligation on Councils to ensure viability when setting requirements for affordable housing.

Policy 3.12 of the London Plan further seeks the maximum reasonable amount of affordable housing when negotiating on individual housing schemes but states that the objective is to encourage rather than restrain residential development.

Policy CS4 of Barnet's Core Strategy states that the Council will seek 40% affordable on all sites capable of accommodating ten or more dwellings. In doing so, the Council will be seeking a 60/40 mix with 60% social renting and 40% intermediate. This is applicable to the current application site.

The current Phase would result in a 17% (74 units) affordable housing mix with 1x intermediated rented property at Block B (unit B.08). However when considered against the wider site, the total affordable housing units would be 28.6% with the resulting mix of 43% social rented and 57% intermediate/shared equity. This is in keeping with policy CS4.

Site wide tenure is as follows:

| Tenure | No. Units |
|-----------------|-----------|
| Private | 1428 |
| Affordable Rent | 219 |
| Intermediate | 353 |
| Total | 2000 |

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

7.5 Impact on Neighbouring Amenity

At a national level, Chapter 11 of the NPPF has an approach based on the central principle of sustainability through the pursuit of amenity improvements, developments driven by context, long term improvements to the environment and high-quality design. Amenity is also an important consideration of The London Plan (2017) Chapter 7 and Chapter 13 states that when determining planning applications, local planning authorities should ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source.

Under the Local Plan, the protection of existing amenity arrangements in any area is considered to be an important aspect of determining whether a proposal is acceptable or otherwise. The protection of existing residential amenity is required through good design in new developments which intern promotes quality environments. More specifically policy DM01 states that proposals should seek to manage the impact of new developments to ensure that there is not an excessive loss of amenity in terms of daylight/sunlight, outlook and privacy for existing occupiers. While policy DM04 under point 'd', states that proposals that are likely to

generate an excessive level of noise close to noise sensitive uses, such as residential dwellings, will not normally be permitted.

This is further supported by Barnet's Adopted Residential Design Guidance SPD (adopted April 2013) which provides further guidance on safeguarding the amenities of neighbouring and surrounding residential occupiers.

Privacy, overlooking and outlook

The application proposes windows within all its elevations. There are also balconies and terraces proposed to the north and east elevations. The application site is in the heart of a residential area. Therefore it is surrounded by residential gardens and would have shared boundary walls with several of these properties. However Phase 6 is not situated immediately near any existing residential units that do not form part of the current development.

Therefore there are no specific elements of the building layout, scale or position that would have a significant impact on the loss of any existing or future residential units as part of the wider site. As such, the development is more than compliant with the required policies governing loss of privacy, outlook, overshadowing and overlooking to any future neighbours.

Daylight, sunlight and overshadowing

Given the position of the Phase 6 site there will be no real impact on existing neighbouring properties. In addition, any impact in relation to the building height and scale has already been accepted in principle under the original Hybrid permission.

Noise and sound insulation

Details of sound installation have been submitted under the reserve matters application and assessed by the Council's Environmental Health Officer. The Officer has confirmed that the details submitted sufficiently address officer concerns regarding noise and would not lead to any significantly harmful levels.

7.6 Landscape

Policy DM01 requires that proposals should include hard and soft landscaping that:

- Is well laid out in terms of access, car parking and landscaping.
- Considers the impact of hardstandings on character.
- Achieves a suitable visual setting for buildings.
- Provides appropriate levels of new habitat including tree and shrub planting.
- Contributes to biodiversity including the retention of existing wildlife habitat and trees.
- Adequately protects existing trees and their root systems.
- Makes a positive contribution to the surrounding area.

DM01 further states that trees should be safeguarded and when protected trees are to be felled the Council will, where appropriate, require replanting with trees of an appropriate size and species. This is also supported by the Barnet Local Plan policy DM16, which elaborates that when considering development proposals, the Council will seek the retention, enhancement or creation of biodiversity.

The Arboricultural Officer has reviewed the Landscape Management Details, Invasive Plant Strategy and Land Tree and Hedge Survey submitted by the applicant and has commented that the proposals are acceptable. The submitted tree survey provides an accurate assessment of the 30 trees on the site or close to the red line boundary and 20 trees will be removed to facilitate Phase 6 area leaving 10 trees remaining. Details of tree planting and garden greening treatments are of an acceptable quality for the location and the general maintenance schedule for the management of the soft landscape is acceptable. However the Invasive Plant Survey was undertaken in 2017. Therefore another is required in June 2018. This will be conditioned.

7.7 Sustainability

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

At the heart of the NPPF is the fundamental principle to build in favour of sustainability. It states that developments should reduce greenhouse gas emissions (paragraph 95) and in determining planning applications local planning authorities should expect developments to comply with local policies in terms of the layout of development, paying particular attention to create develops that would reduce energy consumption through building orientation, massing and landscape (paragraph 96).

In keeping with the fundamental practices of the NPPF, the Council's Local Development Plan provides policies to enforce sustainable practices. In particular, policy CS NPPF states that a positive approach will be taken for developments that have been built to sustainable methods. policy DM01 of the Local Plan states that all developments should demonstrate high levels of environmental awareness and contribute to climate change mitigation and adaptation.

This approach is also echoed by the London Plan Policy 5.2 which requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

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

- Photovoltaic panels would be installed at roof level of buildings...
- Would meet Code for Sustainable Homes level 4
- Would meet the LCCP Checklist for adapting to Climate Change
- Use of Energy Centre at the basement of E2 which would use gas-CHP and gas -fire boilers
- Use of rainwater harvesting
- Green and brown roofs

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

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

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

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

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

BREEAM

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

7.8 Access

Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) states that the Council will promote the delivery of appropriate transport measures to relieve pressure on the existing infrastructure and support growth, whilst maintaining the level of freedom in terms of public access to these facilities. The Council is also driven by the objective to ensure that any proposed use or development would match the current transport capacity and capabilities at the local level. If necessary these will be undertaken via the use of the Community Infrastructure Levy or S106 Legal Agreements. In doing so, the following measures will be prioritised:

- The reduction congestion
- Continued investment in the highways network

- Working with TFL
- The management of parking
- Maintaining road safety
- Encouraging sustainable modes of transport

Policy DM17 states that the Council will ensure that there is safety for all road users and will refuse applications that may lead to safety concerns on the highway or increase risk to vulnerable users. In considering new developments the Council will require the submission of a Transport Assessment where the proposed development is anticipated to have significant transport implications. Developments should be located close to existing public transport links and should encourage their use and if necessary, new routes and services should be created. Cycle and parking provisions should be proposed in line with the London Plan standards.

The proposed street plan represents a coherent and legible layout with continuous views from The Broadway to the Brent Reservoir. The access routes throughout the development would result in a pleasant environment with a distinct character to the overall space. There is also continuity in the movement of pedestrian walkways. The use of greenery further helps generate beauty in the walkways. The width of the main pedestrian route connecting the Broadway to the Welsh Harp Reservoir satisfies the overarching principle of designing for pedestrians. The orientation of the pedestrian link is also aligned in order to increase connectivity with Station Road which is a welcome move as it will enhance the effectiveness of pedestrian movement. In addition, the differing characters of the streets provide a smooth transition from the urbanised environment of the Broadway and the adjoining phases.

The application site benefits from a PTAL rating of 3(moderate). There is an existing Network Rail station at Hendon Central and bus stops in Hendon that will continue to serve the site. In addition to this, the overall development would result in a total of 1866 car parking spaces with the total amount of car parking for the Phase 6 development being 394 spaces (for a total of 516 units). The Phase 6 parking is provided at the lower ground of the whole of Block D and at ground. The Council parking standards would expect a ratio of 0.7. That is 0.7 car space for every unit. The number of car parking spaces being provided by the Phase 6 development would be at a ratio of 1:0.8. This is compliant with the above stated DPD policy. The Highways Officer has also commented that this is an acceptable ratio. The below table provides a breakdown of the spaces for Phase 6:

| Phase 6 | Regular Spaces no. | Disabled parking no. | Total no. |
|-------------|--------------------|----------------------|-----------|
| Block D1-D8 | 337 | 57 | 394 |

In addition, the London Plan and Barnet Council policies require the provision of 10% disabled parking spaces. As the above table demonstrates, 14% of the parking spaces would be allocated for disabled use. Therefore the development is compliant with policy.

Electrical Charging points

Point D of Policy 6.13 states that developments must:

- a. ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point to encourage the uptake of electric vehicles
- b. provide parking for disabled people in line with Table 6.2
- c. meet the minimum cycle parking standards set out in Table 6.3
- d. provide for the needs of businesses for delivery and servicing.

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

Cycle Storage

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

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

- Building D1-D4 has standalone cycle storage for 410 spaces.
- Building D5-D8 has standalone cycle stores for 375 spaces.

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

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

7.9 Refuse and Recycling Storage

Under policy CS14 of the Local Plan Core Strategy, the Council has taken a proactive approach to dealing with waste production and disposal. It notes that a key component of dealing with waste in a more sustainable way is to find better ways of reducing the amount of waste and taking more responsibility for its disposal, instead of relying on landfill sites such as that in Bedfordshire. The London Borough of Barnet has one of the largest carbon footprints per head of population in London. However it was the first local authority to introduce compulsory recycling in March 2005. As such, it is clear that the Council employs a sustainable approach to refuse and recycling. This approach also forms part of The Mayor of London's objectives. The London Plan (see Policy 5.16 and 5.17) sets a target of working towards managing the equivalent of 100 percent of London's waste within London by 2031. Meeting this target will require the use of new facilities and technologies.

In keeping with the above, policy CS14 encourages sustainable waste management practices for all developments by way of waste prevention, re-use, recycling, composting and resource efficiency over landfill. All developments should seek to present waste disposal techniques which are able to meet future needs. The Sustainable Design and Construction SPD provides a detailed minimum requirement for waste provisions stating that *“All non-residential developments should provide a minimum of 10m2 designated waste storage space for materials for recycling, such as paper, glass bottles and jars, cans, cardboard, and plastic bottles”* (p.30) and *“A minimum internal storage capacity of 60 litres per dwelling (flats and houses) should be provided which can accommodate containers for the temporary storage of materials to be recycled.”* (p.30).

Condition 36 of the original Hybrid permission required the submission of a Waste Management Plan to be submitted, assessed and approved by the Local Planning Authority. Details relating to this were submitted and approved under Approval of Details application reference 17/8162/CON. The details include the storage of waste and recycling, process of collection and the estimated volume of waste. As well as recycling provisions.

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

8. EQUALITY AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

For the purposes of this obligation the term “protected characteristic” includes:- age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

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

9. CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the Mayor's London Plan and the Barnet Local Plan, as well as other relevant guidance and material considerations, have been carefully examined and taken into account by the Local Planning Authority in their assessment of this application.

The application has considered the relevant Reserved Matters for Phase 6 as detailed in the original permission and deemed the submitted details acceptable and in keeping with the spirit of the original West Hendon Hybrid application. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality family housing, including 74 affordable units. All with a good standard of accommodation including outlook, privacy and access to daylight.

As conditioned, the proposal would not compromise the hybrid/outline planning permission (H/01054/13) for the redevelopment of the wider site. It accords with the relevant development plan policies and conforms to the design principles and parameters established in the approved outline application for the West Hendon Estate.

The design of the development is considered appropriate for its location, which also provides for a good level of variety and legibility in the built form. The materials, layout and building form relates well to the surrounding area resulting in a development that is permeable, well landscaped and aesthetically pleasing that sits well with the wider development and context. There are no significant deviations from the originally approved scheme, design inspiration and parameter plans.

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

RECOMMENDATION: APPROVE WITH CONDITIONS.

CONDITIONS AND INFORMATIVES

APPROVED DRAWINGS

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

077 - - 99 (P1)
077 - - 100 (P1)
077 - - 121 (P1)
077 - - 301 (P1)
077 - - 301 (P1)
077 - Site - 01 – 002

01 AP 0010 001 (P01)
01 AP 0010 002 (P01)
01 AP 0010 003 (P01)
01 AP 0010 004 (P01)
01 AP 0010 005 (P01)
01 AP 0010 008 (P01)
01 AP 0010 009 (P01)
01 AP 0010 010 (P01)
01 AP 0010 025 (P01)
01 AP 0010 027 (P01)
01 AP 0010 031 (P01)
01 AP 0020 001 (P01)
01 AP 0020 002 (P01)
01 AP 0020 003 (P01)
01 AP 0020 004 (P01)
01 AP 0030 101 (P01)
01 AP 0030 102 (P01)
01 AP 0030 103 (P01)
01 AP 0410 001 (P01)
01 AP 0410 002 (P01)
01 AP 0410 003 (P01)
01 AP 0410 004 (P01)
01 AP 0410 005 (P01)
01 AP 0410 006 (P01)
01 AP 0410 007 (P01)
01 AP 0410 008 (P01)
01 AP 0410 009 (P01)
01 AP 0410 010 (P01)
01 AP 0410 011 (P01)
01 AP 0410 012 (P01)
01 AP 0410 013 (P01)
01 AP 0410 014 (P01)
01 AP 0410 015 (P01)
01 AP 4100 001 (P01)
01 AP 4100 002 (P01)
01 AP 4100 003 (P01)
01 AP 4100 004 (P01)
01 AP 4100 005 (P01)
01 AP 4100 006 (P01)
01 AP 4100 007 (P01)
01 AP 4100 008 (P01)

01 AP 4100 009 (P01)
01 AP 4100 010 (P01)
01 AP 4100 011 (P01)
01 AP 9920 001 (P01)

077 - D - 07 - 099 (P1)
077 - D - 07 - 100 (P1)
077 - D - 07 - 101 (P1)
077 - D - 07 - 102 (P1)
077 - D - 07 - 103 (P1)
077 - D - 07 - 104 (P1)
077 - D - 07 - 105 (P1)
077 - D - 07 - 106 (P1)
077 - D - 07 - 107 (P1)
077 - D - 07 - 108 (P1)
077 - D - 07 - 109 (P1)
077 - D - 07 - 114 (P1)
077 - D - 07 - 120 (P1)
077 - D - 07 - 200 (P1)
077 - D - 07 - 201 (P1)
077 - D - 07 - 301 (P1)
077 - D - 07 - 302 (P1)
077 - D - 07 - 414 (P1)
077 - D - 07 - 417 (P1)
077 - D - 07 - 421 (P1)
077 - D - 07 - 431 (P1)
077 - D - 07 - 435 (P1)
077 - D - 07 - 436 (P1)
077 - D - 07 - 442 (P1)
077 - D - 07 - 445 (P1)
077 - D - 07 - 449 (P1)
077 - D - 07 - 452 (P1)
077 - D - 07 - 500 (P1)
077 - D - 07 - 501 (P1)
077 - D - 07 - 502 (P1)
077 - D - 07 - 503 (P1)
077 - D - 07 - 600 (P1)

Site Wide Accommodation Schedule

Phase 6 Phase Specific Accommodation Schedule

Phase 5 & 6 Area Schedule Including Concluding

Quod Planning and Development Specification Conformity Statement (Dec 2017)

Statement of Community Involvement (Dec 2017)

Quod EIA Statement of Conformity (Dec 2017)

Point Surveyors Daylight, Sunlight and Overshadowing Analysis (Dec 2017)

Phase 6 Landscape Drawings (2017)

Phase 5 and Phase 6 Landscape Drawings (2017)

Phase 5 and Phase 6 Area Schedule Including Concluding Site Wide Accommodation
Schedule (Dec 2017)

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

RESTRICTION OF PERMITTED DEVELOPMENT RIGHTS - EXTENSIONS

2. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1980 (or any Order revoking and re-enacting that Order) the buildings hereby permitted shall not be extended in any manner whatsoever.

Reason: To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

RESTRICTION OF ADDITIONAL WINDOWS AND DOORS

3. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no additional windows or doors shall be inserted into any of the residential dwellings hereby approved, other than those expressly authorised by this permission.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties and to safeguard the character of the locality in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

RESTRICTIONS OF PERMITTED DEVELOPMENT - TELECOMMUNICATION

4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no installation of any structures or apparatus for purposes relating to telecommunications shall be installed on any part the roof of the building(s) hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that Order.

Reason: To ensure that the development does not impact adversely on the townscape and character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policy DM01 and DM18 of the Adopted Barnet Development Management Policies DPD (2012).

ARCHITECTURE

5. Prior to the commencement of the development hereby approved, details of architectural features within this phase shall be submitted at the appropriate scale (1:10/ 1:20) to the Local Planning Authority and agreed in writing. These details should include (but are not limited to):

- Window reveals
- External finishes
- Brick detailing

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016, as amended).

CAR PARKING

6. The approved car parking spaces hereby approved shall be used for parking only and shall remain as approved in perpetuity.

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

WATER

7. The development shall not exceed the water target use of 105 litres or less per person, per day, in accordance with the London Plan standards.

Reasons: To minimise the water use of the development, in accordance with the requirements of Policy 5.15 of the London Plan (2015).

INVASIVE PLANTS

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

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

GYM

9. Prior to the use of the gym hereby approved, a Management Plan including details pertaining to hours of operation layout, employment facilities and access details shall be submitted to and approved by the Local Planning Authority.

Reason: To Ensure a satisfactory arrangement for the proposed gym use and that it does not prejudice the amenities of future occupiers of the site but instead benefits them in line with policies CS10 and CS11 of Barnet Council's Core Strategy (adopted) 2012 and policies DM01 and DM13 of Barnet Council's Development Management Policies (adopted) 2012.

INFORMATIVES

1. No chemical herbicides should be used to control weed growth around the base of newly planted trees or shrubs. Weeds in these areas should be hand weeded and then controlled with the specified woodchip or bark mulch.

2. In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary however further work is required.

Background Documents

None.

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

Table 1: Results for Block A1

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

Table 2: Results for Block B1

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

Table 3: Results for Blocks C1-C5

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

Table 4: Results for Blocks D1-D4

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

Table 5: Results for Blocks D5-D8

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

Table 6: Results for Block G

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

