

## APPENDIX 1:

RESERVED MATTERS APPLICATION FOR NEW TRAIN STATION WITHIN PHASE 2 (SOUTH) (THAMESLINK STATION) SUB-PHASE PURSUANT TO CONDITION 1.3(II), 2.1 AND 14.2 OF PLANNING PERMISSION F/04687/13 (DATED 23RD JULY 2014) FOR THE COMPREHENSIVE MIXED-USE REDEVELOPMENT OF THE BRENT CROSS CRICKLEWOOD REGENERATION AREA. THE APPLICATION SEEKS APPROVAL OF DETAILS RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR: WESTERN ENTRANCE BUILDING INCLUDING LIFTS, ESCALATORS AND STAIRS; NEW PUBLICLY ACCESSIBLE TRAIN STATION BRIDGE; STATION CONCOURSE INCLUDING NEW TICKET OFFICE, TICKET BARRIERS, STAFF AND ANCILLARY AREAS, AND STAIRS, ESCALATORS AND LIFTS TO THE PLATFORMS; TWO ISLAND PLATFORMS INCLUDING CANOPIES, WAITING ROOMS, TOILETS AND STAFF FACILITIES. THE APPLICATION INCLUDES PROVISION FOR TELECOMMUNICATIONS, ELECTRICAL, MECHANICAL AND DRAINAGE SYSTEMS, PLUS ENABLING WORKS.

(THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT OF COMPLIANCE).

PLANNING APPLICATION REF: 19/6256/RMA

### DRAFT PLANNING CONDITIONS

#### Approved Drawings

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

Drawing reference	Revision	Drawing Title
BXT-CAP-0100-A-DR-C-0001	P04	Location Plan
BXT-CAP-0100-A-DR-C-0002	P04	Site Plan
BXT-CAP-6000-A-DR-A-0003	P02	GA Platform Level Part 1
BXT-CAP-6000-A-DR-A-0004	P04	GA Platform Level Part 2
BXT-CAP-6000-A-DR-A-0005	P02	GA Platform Level Part 3
BXT-CAP-6000-A-DR-A-0006	P03	GA Concourse Level 1
BXT-CAP-6000-A-DR-A-0007	P02	GA Roof Plan Part 1
BXT-CAP-6000-A-DR-A-0008	P02	GA Roof Plan Part 2
BXT-CAP-6000-A-DR-A-0009	P02	GA Roof Plan Part 3
BXT-CAP-6000-A-DR-A-0010	P03	GA Section AA and BB
BXT-CAP-6000-A-DR-A-0011	P03	GA East & West Elevations
BXT-CAP-6000-A-DR-A-0012	P03	GA North & South Elevations
BXT-CAP-6000-A-DR-A-0013	P04	GA Platform Level
BXT-CAP-6000-A-DR-A-0014	P03	GA Concourse Level 1
BXT-CAP-6000-A-DR-A-0015	P02	GA Waiting Room 1 & 2 Waiting Room 3&4 Staff Welfare Drivers Facility
BXT-CAP-6000-A-DR-A-0016	P03	GA Retail & Public Toilets
BXT-CAP-0100-A-DR-C-0017	P04	Western Access Building - External Landscaping

BXT-CAP-0100-A-DR-C-0018	P03	Western Access Building - Cross Sections through External Landscaping
BXT-CAP-0100-A-DR-C-0019	P04	Fencing Details
BXT-CAP-0100-A-DR-C-0020	P03	Storm and Foul Drainage General Arrangement
BXT-CAP-0100-A-DR-C-0021	P02	Storm and Foul Drainage - Platforms
BXT-CAP-0100-A-DR-C-0022	P02	Drainage Cross Sections
BXT-CAP-0100-A-DR-C-0023	P03	Western Access Building - External Landscaping Surface Water Drainage Layout
BXT-CAP-7000-A-DR-S-0024	P02	Footbridge General Arrangement
BXT-CAP-7000-A-DR-S-0025	P04	Platform General Arrangement
BXT-CAP-7000-A-DR-S-0026	P03	Platform Long sections: Slow Platform
BXT-CAP-7000-A-DR-S-0027	P02	Platform Long sections: Fast Platform
BXT-CAP-1400-A-DR-E-0028	P02	Platform Level Electrical Lighting Services Layout Zone 1
BXT-CAP-1400-A-DR-E-0029	P02	Platform Level Electrical Lighting Services Layout Zone 2
BXT-CAP-1400-A-DR-E-0030	P02	Platform Level Electrical Lighting Services Layout Zone 3
BXT-CAP-1400-A-DR-E-0031	P02	Platform Level Electrical Lighting Services Lux Level Layouts
BXT-CAP-1400-A-DR-E-0032	P02	Platform Level Electrical Lighting Services Lux Level Layouts Zone 2
BXT-CAP-1400-A-DR-E-0033	P02	Platform Level Electrical Lighting Services Lux Level Layouts Zone 3
BXT-CAP-7000-A-DR-S-0034	P02	Elevations showing indicative layouts of vents and shading and typical detail

The following plans are indicative and were provided for information only

60601674-LBB-DRG-ECV-000001 v2	P02	Platform 3 and 4 Level Access Plan and Cross Section Detail
60601674-LBB-DRG-ECV-000002 v2	P02	Platform 3 and 4 Level Access Provision Cross Sections

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (2012), and saved Policy C1 and C2 of the Unitary Development Plan (2006).

## Materials

- Notwithstanding the details shown on the submitted plans, the construction of the relevant part of the development hereby permitted shall not proceed unless and until details of materials (including appropriate samples) to be used for the external surfaces of the New Train Station, Train Station Bridge and western entrance shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include, but not be limited to, the following:

- a) The final colour and finish of the structural steel frames for the Train Station Bridge;
- b) The final colour and transparency of the cladding panels and roof panels for the Train Station Bridge;
- c) Specification and finish of the commercial glazing and roof canopies for the Western Entrance;
- d) Details of the final internal finishes for the Train Station Bridge including flooring;
- e) Details of external material specifications for the waiting rooms, driver's accommodation and retail ancillary areas.

The development shall thereafter be implemented in accordance with the details as approved.

Reason: To ensure that the development makes a positive contribution to the character of the local area and is in accordance with Policy 7.4 and 7.6 of the London Plan (2016), Policy CS5 of the Local Plan Core Strategy DPD (2012) and saved Policy C2 of the Unitary Development Plan (2006).

### **Hard and Soft Landscaping**

3. Prior to the completion of the western entrance, final details of all external hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted for approval shall include specifications of the concrete planter to be installed; details of the planting to be provided within the concrete planter (including plant species, planting specifications and management measures); and details of all surface treatments to be installed external to the western entrance. The soft and hard landscaping shall thereafter be implemented in accordance with the details as approved and maintained throughout the duration of the development.

Reason: To ensure that the development improves the public realm in accordance with Policy 7.4 of the London Plan (2016) and saved Policy C2 of the Unitary Development Plan (2006).

### **External Lighting**

4. Prior to the erection of any external lighting to be affixed to the New Train Station (including platforms, Train Station Bridge and the western entrance) detailed lighting designs including any measures to prevent light spill shall be submitted to and approved in writing by the Local Planning Authority. The lighting designs shall thereafter be implemented as approved for the duration of the development.

Reason: To ensure the development does not adversely affect protected species utilising the identified Priority Habitat and Core Sustenance Zone in accordance with Policy CS7 of the Local Plan Core Strategy DPD (2012) and Policy 7.19 of the London Plan (2016); and to ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy 7.15 of the London Plan (2016).

### **Eastern Entrance**

5. The New Train Station hereby approved shall not be opened for use until all elements of the Eastern Entrance have been practically completed and are available for occupation and public use.

Reason: To ensure the timely provision of the New Train Station required to support delivery of comprehensive regeneration of the Brent Cross Cricklewood regeneration area in accordance with planning policy framework and the EIA process.

### **Delivery Service Plan**

6. Prior to the operation of the New Train Station, a Delivery Service Plan shall be submitted to and approved in writing by the Local Planning Authority. The Delivery Service Plan shall include details of the measures to be implemented to reduce the impacts of servicing and delivery related trips and set appropriate targets in accordance with the 'Brent Cross Phase 2 (South) (Thameslink Station) Servicing & Delivery Strategy' (January 2019). The Delivery Service Plan shall be implemented as approved throughout the duration of the development and the targets contained within it shall be monitored for a minimum of 5 years from commencement of the development.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance Policy 6.3 of the London Plan (2016); and to ensure compliance with the approved 'Brent Cross Cricklewood Framework Servicing and Delivery Strategy' (URS, document reference: 47065005-TP-RPT-028 Revision 5, dated 13/11/2014) and the approved the 'Brent Cross Phase 2 (South) (Thameslink Station) Servicing & Delivery Strategy' (Capita, document reference: BXT-CAP-0000-XX-RP-Z-0057 Rev. P04, dated January 2019).

### **Fire Suppression System**

7. Prior to the completion of the shell, core and utilities within the development hereby permitted a Fire Safety Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire Brigade. The approved Fire Safety Strategy shall thereafter be implemented and installed prior to the opening of the New Train Station and maintained in an appropriate working order throughout the lifetime of the development.

Reason: To ensure the provision of appropriate fire safety solutions and to represent best practice in fire safety planning through design and management of the development

in order to mitigate the limited access and extended travel distances to the concourse on the Train Station Bridge in accordance with Policy 7.13 of the London Plan (2016).

### **Train Station Bridge Seating**

8. Notwithstanding the seating details illustrated on Plan No. BXT-CAP-6000-A-DR-A-0006 Rev. P03 (General Arrangement Concourse Level 1) and Plan No. BXT-CAP-6000-A-DR-A-0014 Rev. P03 (General Arrangement Concourse Level 1), prior to completion of the development hereby permitted details of additional seating to be provided along the Train Station Bridge shall be submitted to and approved in writing by the Local Planning Authority. The additional seating provisions shall thereafter be implemented as approved and maintained in a safe and usable condition throughout the lifetime of the development.

Reason: To ensure the delivery of an inclusive development design that is safe, accessible and convenient for all users in accordance with Policy 7.2 of the London Plan (2016) and relevant best practice including British Standard 8300 (2018) (or any relevant updated best practice that either complements or supersedes these Standards).

### **Updated Energy Statement**

9. Prior to the commencement of above ground works associated with the development hereby permitted an Updated Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Updated Energy Statement shall review the ability to incorporate low and zero carbon or other renewable technologies within the development, including the installation of solar photovoltaic panels on the Western Entrance Building and provision of air source heat pumps. Where feasible to install details of the low and zero carbon or other renewable technologies to be installed within the development shall also be submitted to and approved in writing by the Local Planning Authority. The Updated Energy Statement and low and zero carbon or other renewable technology details shall thereafter be implemented as approved and maintained throughout the lifetime of the development.

Reason: To ensure the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the hierarchy be lean, be clean and be green and Policy 5.3B of the London Plan (2016), saved Policy C4 of the Unitary Development Plan (2006) and the Mayor's Sustainable Design and Construction SPG (April 2014).

## **DRAFT INFORMATIVES**

1. The term 'development' in the conditions attached to this decision shall be taken to mean the development permitted by this consent.
2. In accordance with paragraph 38 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, being focused on finding solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting planning applications. These are all available on the Council's website. A pre-application advice service is also offered; and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan and the Section 73 Permission (LPA ref: F/04687/13, dated 23<sup>rd</sup> July 2014).
3. In accordance with Regulations 3 and 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, it is considered that this Reserved Matters submission reveals, with regard to the subject matter of the application, that there are no additional or different likely significant environmental effects than is considered in the environmental information already before the Council including the Environmental Statement (BXC02) submitted with the Section 73 Permission (LPA ref: F/04687/13, dated 23<sup>rd</sup> July 2014) and any further and/or other information previously submitted. The environmental information already before the Council therefore remains adequate to assess the environmental effects of the development and has been taken into consideration in this decision.
4. To carry out any construction works outside the hours of 08:00 to 18:00 Mondays to Fridays, 08:00 to 13:00 Saturdays or on Sundays or Bank Holidays the Applicant will be required to obtain consent under Section 61 of the Control of Pollution Act 1974. To carry out construction works outside of these hours, you are advised to contact the Council's Scientific Services – Environmental Health Team at: Department of Development and Regulatory Services, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ.
5. Any changes to the public highway to facilitate deliveries will require the approval of the Local Highway Authority and must not be undertaken without their approval. The Local Highway Authority can be contacted at: Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road London N20 0EJ, by telephone on 020 8359 3018, or via [crossovers@barnet.gov.uk](mailto:crossovers@barnet.gov.uk).