

Finchley and Golders Green Area Planning Committee 15th July 2020
Addendum to Officers Report

Agenda Item 7

Pages : 21 - 38

Ref: 19/3943/FUL

52 Greenfield Gardens

Proposed amendment to conditions

Amended condition 1: remove reference to plan MX386805

Amended condition 3:

a) No development shall take place until details of the parking layout have been submitted to and approved in writing by the Local Planning Authority.

b) The parking spaces shall be provided in accordance with the details approved under this condition before first occupation or the use is commenced and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2016.

Amended condition 5:

a) No development shall take place until details of the sub-division of the amenity area(s) have been submitted to and approved in writing by the Local Planning Authority.

b) The amenity area(s) shall be provided in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

Agenda Item 8

Pages : 39 - 68

Ref: 19/6857/FUL

290 – 294 Golders Green Road, London, NW11 9PY

Since the publication of the committee report, 1 representation has been received, comprising 1 letter of objection. Their comments can be summarised below:

- Lead to series traffic disruption and queueing of Princes Park Avenue and Golders Green Road;
- Cumulative impacts with nearby development sites;
- Significant implications for water and sewage and other local services;
- Overcrowding.

The following conditions are added to the committee recommendation:

31. Development shall not begin until the following information, has been submitted to and approved in writing by the London Borough of Barnet planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Flood Risk Assessment

Assessment of flood outline for the 100-year plus climate change fluvial flood event based on detailed hydrological and hydraulic analysis.

Reason: To Ensure the development would be safe during the 100-year flood plus climate change flood event and will not increase flood risk to third parties by loss of the floodplain storage. To avoid piecemeal reduction of undefended floodplains because of the cumulative effects on their floodplain volume of storage and conveyancing capacity. To ensure that the flood risk is assessed, and any residual flood risks are mitigated and managed appropriately without increasing the flood risk elsewhere.

32. Development shall not begin until the following information, has been submitted to and approved in writing by the London Borough of Barnet planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Surface Water Drainage Strategy

Calculation evidence showing that the proposed SuDS would be able to continue draining the development during flood condition in Decoy Brook without risk of flooding in any part of the site.

Reason: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan, Policies 5.13 and 5.14 of the London Plan, and changes to SuDS planning policy in force as of 6 April (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).

The following informatives are added to the committee recommendation:

16. Paragraph 163 NPPF (2019) indicates that *“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) any residual risk can be safely managed; and*
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

According to the latest Environment Agency’s Flood risk assessments: climate change allowance (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), within Flood Zones 2 or 3a, for more vulnerable development, the ‘higher central’ and ‘upper end’ allowances which are 35% and 70% in the Thames region should be applied to assess the flood risk. Furthermore, in accordance with the NPPF Residential development should be considered for a minimum lifetime of 100 years, unless there is specific justification for considering a shorter period. (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#safe-for-its-lifetime>). Hence, the 100 year plus 70% climate change is appropriate for this site.

17. The London Borough of Barnet has been designated a Lead Local Flood Authority (LLFA) and as such has a statutory responsibility for leading the co-ordination of local flood risk management within the borough. This includes ensuring that flood risks from local sources, including surface water runoff, groundwater and ordinary watercourses and their interactions, are identified and managed. This includes new culverts, bridges or other structures in the watercourse or a change to the alignment or the banks of the watercourse

It is recommended that discussions are held with the Council’s drainage engineers to seek their views and advice.

Agenda item 10

Pages: 81 - 98

Ref: 19/6658/FUL

2 Fitzalan Road. N3 3PD

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition and informative to be added to any planning permission.

Condition 17

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.[https://developers.thameswater.co.uk/Developing-a-large-site/Planning yourdevelopment/](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/)

Additional condition 18

Prior to works commencing on site, the following details will have to be submitted to and approved in writing to the Local Planning Authority.

- (i) A preliminary report detailing existing hydrology and soils and how the approved works would impact on hydrology and how stability of neighbouring properties during construction will be protected and monitored; and
- (ii) means by which the Local Planning Authority can cover the costs of having the report required in (i) to be independently reviewed by a suitably qualified person; and
- (iii) Following independent review of the interim report, a final report that shall make recommendations arising from the initial findings and independent review.

The construction works shall be implemented in accordance with the recommendations of the approved final report, and any on-going requirements shall be maintained thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties and local hydrogeology in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 5.13 of the London Plan 2016.

Informative 6

Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.