

APPENDIX 1

DRAFT LIST OF PLANNING CONDITIONS

Reserved Matters Application in respect of Plot 15 and 16 within Phase 2 (South) (Plots), pursuant to Condition 1.3(ii) and Condition 2.1 attached to planning permission F/04687/13 for the comprehensive mixed use redevelopment of the Brent Cross Cricklewood Area. The application seeks approval of details relating to layout, scale, appearance, access and landscaping for the residential led mixed use development of Plots 15 and 16, comprising residential units, retail (Use Class A1), flexible retail (Use Classes A1/A3), car parking and plant to be provided within a courtyard building with heights ranging from 1 to 14 storeys arranged around a private courtyard, and including the tertiary street to the west.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless minor variations are agreed in writing after the date of this reserved matters consent with the Local Planning Authority

BXS-M3015-PRJ001-A-DRM-DR-01-P000
BXS-M3015-PRJ001-A-DRM-DR-07-P100
BXS-M3015-PRJ001-A-DRM-DR-07-P101
BXS-M3015-PRJ001-A-DRM-DR-07-P102
BXS-M3015-PRJ001-A-DRM-DR-07-P103
BXS-M3015-PRJ001-A-DRM-DR-07-P104
BXS-M3015-PRJ001-A-DRM-DR-07-P105
BXS-M3015-PRJ001-A-DRM-DR-07-P106
BXS-M3015-PRJ001-A-DRM-DR-07-P107
BXS-M3015-PRJ001-A-DRM-DR-07-P108
BXS-M3015-PRJ001-A-DRM-DR-07-P109
BXS-M3015-PRJ001-A-DRM-DR-07-P110
BXS-M3015-PRJ001-A-DRM-DR-07-P111
BXS-M3015-PRJ001-A-DRM-DR-07-P112
BXS-M3015-PRJ001-A-DRM-DR-07-P113
BXS-M3015-PRJ001-A-DRM-DR-07-P114
BXS-M3015-PRJ001-A-DRM-DR-07-E100
BXS-M3015-PRJ001-A-DRM-DR-07-E101
BXS-M3015-PRJ001-A-DRM-DR-07-E102
BXS-M3015-PRJ001-A-DRM-DR-07-E103
BXS-M3015-PRJ001-A-DRM-DR-07-E104
BXS-M3015-PRJ001-A-DRM-DR-07-E105
BXS-M3015-PRJ001-A-DRM-DR-07-E106
BXS-M3015-PRJ001-A-DRM-DR-07-E107
BXS-M3015-PRJ001-A-DRM-DR-07-E110
BXS-M3015-PRJ001-A-DRM-DR-07-E111

BXS-M3015-PRJ001-A-DRM-DR-07-E112
BXS-M3015-PRJ001-A-DRM-DR-07-E113
BXS-M3015-PRJ001-A-DRM-DR-07-E114
BXS-M3015-PRJ001-A-DRM-DR-07-E115
BXS-M3015-PRJ001-A-DRM-DR-07-S100
BXS-M3015-PRJ001-A-DRM-DR-07-S101

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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.

2. The ground floor commercial units if used for Class A3 purposes, as defined by the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, shall not be open for use by visiting members of the public outside the hours of 07:00 – 24:00.

Reason: To safeguard the amenity of adjoining residential occupiers.

3. Notwithstanding the submitted plans, construction of the relevant part of the development hereby permitted shall not proceed unless and until details of materials (including samples) to be used for the external surfaces of the building and hard surfaced areas within the plot and public realm areas have been submitted to and approved in writing by the Local Planning Authority including, though not limited to:

- Sample glazing with window/door frame(s);
- Balustrade and edge detail;
- Roofing materials, including roof parapets and overhangs to flats;
- Typical rainwater goods (section of gutter, downpipe etc);
- Sample areas of brickwork and mortar;
- Areas of parking and paving; and
- Hard Landscaping areas.

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

Reason: To safeguard the visual amenities of the building and surrounding area

4. Notwithstanding the submitted plans, construction of the relevant part of the development hereby permitted shall not proceed unless and until the following construction details at 1:20 scale (except where otherwise indicated) have been submitted to and approved in writing by the Local Planning Authority:

- Balcony doors to flats;
- Balcony balustrades;
- Main entranceways to flat cores and maisonettes;
- Roof parapets and soffits to overhangs and recessed areas;
- Rainwater goods (gutters, down pipes etc) (1:100);
- All plant enclosures at roof level;
- Window setbacks and reveals;
- Sub-station and Car Park Ventilation;
- Locations of all service intakes and meters.

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

Reason: To ensure quality of design and to safeguard the visual amenities of the building and surrounding area.

5. Notwithstanding the submitted plans, a detailed landscaping scheme for the courtyard area and podium garden within the plot shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works within each area of landscaping. The landscaping scheme shall include details of the hard landscape design, soft landscape areas, children's play space facilities for under 5's, the species and size of all plants, trees (including tree pit details) and shrubs.

Reason: To ensure a satisfactory appearance of the development and to avoid unnecessary management issues from arising.

6. Notwithstanding the submitted plans, details of the species and size of all plants, trees (including tree pit details) and shrubs in respect of the public realm areas outside the curtilage of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of landscaping works within each area of public realm.

Reason: To ensure a satisfactory appearance of the development and to avoid unnecessary management issues from arising.

7. Prior to the installation of external lighting in respect of:
 - (a) the building hereby permitted; or
 - (b) the public realm hereby permitted,

full details of a Lighting Strategy for the relevant part shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall include:

- Locations
- Lux levels
- Operating hours
- Associated lighting posts or other furniture

Thereafter the lighting shall be provided in accordance with the approved details.

Reason: In the interest of security, ecology and residential amenity.

8. With the exception of fire exit doors, all ground floor doors within the development, including refuse access stores and residential entrances, shall not open outwards.

Reason: In the interest of pedestrian and highway safety.

9. 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 unless agreed in writing with the Local Planning Authority.

Reason: To ensure quality of design and to safeguard the visual amenities of the building and surrounding area.

10. Prior to the first occupation of each building or part of a building or use, a 'Secured By Design' accreditation shall be obtained for such building or part of such building or use. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the site benefits from appropriate Secured by Design features in the interest of safety and amenity of residential and non-residential occupiers of the site.

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 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 application (F/04687/13) 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.

3. The London Fire and Emergency Planning Authority (the Authority) strongly recommends that sprinklers are considered for new developments. Sprinkler systems installed in buildings can significantly reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save properties and protect the lives of the occupants. Please note that it is the Authority's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were. These Quarterly reports to our Members are public documents which are available on the Authority's Website.
4. In relation to forthcoming Condition discharge pursuant to 1.27 and 44.5 of the outline planning permission (LPA ref: F/04687/13), the following details are required to be submitted:
 - 1) Evidence of how the proposed surface water drainage scheme has been determined following the drainage hierarchy, and how this relates to the site's contribution to the overall development plan.
 - 2) The existing surface water runoff rates from the site including supporting calculations used to determine the rates.
 - 3) Details of the existing and proposed impermeable areas are required (site plans and values).
 - 4) Calculations of the post development discharge rates and an explanation of methodology of the calculation. Proposed discharge rates should be in accordance with Policy S3 of the Non-statutory standards for sustainable drainage systems (2016).
 - 5) Calculations of the pre- and post-development runoff volumes for the 100-year 6-hour rainfall event. Proposed runoff volumes should be in accordance with Policy S5 of the Non-statutory standards for sustainable drainage systems (2016).
 - 6) The effect of how this area contributes to downstream areas and how upstream areas contribute to the drainage within this zone, e.g., the drainage report identifies predicted runoff flows from the carriageway and calculates storage on that figure. Outline drawings indicate there will be drainage from structures built either side of the carriageway which will have an effect on the total flows and the amount of storage required.

- 7) A fully labelled detailed network diagram showing all dimensions (pipe numbers, gradients, sizes, locations, manhole details, levels, inverts etc.) of every element of the proposed drainage system.
- 8) Details of the SuDS construction phasing; and, SuDS adoption details.

These details are requested by the Lead Local Flood Authority 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.