

LOCATION: Douglas Bader Park Estate, London, NW9

REFERENCE: 20/6277/FUL **Received:** 24 December 2020
Accepted: 15 January 2021

WARD(S): Colindale **Expiry:** 16 April 2021

APPLICANT: Home Group/ Hill

PROPOSAL: Full planning permission for comprehensive redevelopment of the site comprising demolition of the existing buildings and re-provision of up to 753 residential dwellings (Use Class C3) in buildings of up to 9 storeys with associated car and cycle parking public and private open spaces ancillary structures, and all other necessary enabling works, roads and services.

APPLICATION SUMMARY

Agenda Item 6 (Douglas Bader Park) of the Strategic Planning Committee meeting of the 17th June 2021 was deferred by members *‘to allow the application to come back to Committee with amendments’*.

The original officer planning report to the 1st June 2021 Strategic Planning Committee, which recommended the application for approval, is included as Appendix A, along with the Addendum to this Committee which is included as Appendix B and the Minutes as Appendix C. Together these reports set out the full officer assessment of the proposal.

Members voted not to endorse the officer recommendation to approve the application subject to the completion of a legal agreement and referral to the mayor of London.

The application was subsequently deferred by Members for officers to consider draft reasons for refusal in relation to concerns relating to the design of the proposals.

It is noted that Members also voted for the exclusion of affordable housing as a reason for refusal.

The application was reported back to the Strategic Planning Committee Meeting of the 17th June 2021 suggesting the following draft reason for refusal:

“The proposed development, by virtue of its architectural form with excessive areas of flat roofs, height and scale would fail to represent a suitable high quality of design and would result in a discordant and visually obtrusive form of development that would fail to respect its local context and the pattern of development within the surrounding area, to such an extent that it would be detrimental to the character and appearance of the area. The proposal would therefore be contrary to policies CS NPPF, CS5, DM01, DM05 and DM08 of the Barnet Local Core Strategy and Development Management Policies (September 2012), policies D1, D3, D4 and of the London Plan (2021).”

The Chair verbally reported, as per the minutes, that that the applicant had requested that this application be deferred to allow the application to come back to Committee with amendments to address members concerns in relation to the design of the proposals..

The officer report and minutes of the 17th June 2021 Strategic Planning Committee are included as Appendix D and E.

Members subsequently voted for deferral of the application to allow the applicant to the 17th June 2021 Strategic Planning Committee.

The applicant has subsequently worked with Planning and Design Officers to revise the scheme in light of the matters raised by Members. The applicant subsequently submitted revised planning drawings on the 4th August 2021 to address the issues leading to the Committee deferral. The amendments to the proposed development comprise the following:

“Amendments to the design of the proposed development in relation to form, roofscape and appearance.”

The revised drawings were accompanied by a Design and Access Statement Addendum. The amendments are summarised as:

- Amplification of character areas achieved by adding a wider variety of architectural articulation across the scheme. Recognisable architectural features which function as markers through-out the scheme have been utilised to further facilitate wayfinding throughout the new neighbourhood. The 2 main areas of focus were around varying the roofline and adding an additional layer of richness and variety to the facades, specifically at the lower levels where residential entrances are celebrated.
- More specifically:
 - Across the scheme changes to parapet lines on the blocks and the addition and orientation of pitched roofs to the houses, which visually emphasize the gateway and marker elements along key vistas.
 - Along Clayton Field changes to roof profiles serve to enforce the gateway moments and marker buildings along the street. The formal grid of windows and brick detailing has been enhanced by grouping windows with textured brickwork or recessed panels in the vertical or horizontal plane.
 - Throughout the Through Streets changes to roof profiles and grouping windows vertically with brick detailing serve to enforce the gateway moments and marker buildings along the street. Directional horizontal banding has been added to emphasize the connections the Through Streets make and assist wayfinding. Textured brickwork has been used to mark entrances and emphasize the ground floor datum.
 - Around the Urban Square changes to roof profiles serve to enforce the gateway moments and marker buildings around the square and lead people into the space. The vertical grid frame on the taller buildings has been maintained but adjusted slightly at the top to help draw the eye down street. Vertical grouping of windows on other buildings echo this detail and emphasize the character of the space.
 - Within the courtyards recessed panels and textured brickwork have been introduced to echo the street or park facing edge to the buildings,

but still maintaining a simpler treatment to encourage focus towards the courtyard landscape.

- Along the Green Spine changes to roof profiles and parapet brick detailing serve to enforce the gateway moments and marker buildings and compliment the variation in building heights. Detailing to the entrances has been enhanced to emphasise these elements.
- Around the Neighbourhood Gardens changes to roof profiles and orientation of some of the houses, with additional brick detailing, serve to enforce the gateway moments and marker buildings and improve wayfinding. Parallel roof ridges lead pedestrians to the neighbourhood square where gable-end roof pitches frame the space as a focal point of the area.
- Around communal entrances detailing has been extended up to first floor level where textured brickwork or recesses have been used to in response to the character area to further highlight the entrance and assist way-finding.
- For ground floor dwelling entrances further brick detailing has been used to tie the elements of an individual home together to further delineate it and emphasize the rhythm along street elevations

Consultation

Local residents were re-consulted on the amendments to the planning application by letter on 6th August 2021.

As a result of the re-consultation, a total of 39 responses have been received, 19 in support and 20 in objection to the scheme.

In addition to this a letter of support has been received from the Douglas Bader Park Residents Associations including 78 letters of support signed by individual residents on the estate.

A petition of support was also received signed by 27 persons.

The comments received from members of the public have been summarised as follows:

Summary of main points raised by members of the public in support of the scheme.

The existing homes on the site are of a low quality and there are on-going maintenance issues that cannot be resolved without regeneration.

There are existing security issues and anti-social behaviour which will be improved through redevelopment.

The provision of new high-quality homes, which are larger than the existing homes.

A new unit mix to better meet the needs of existing larger families.

Improved open and green spaces for residents and their families.

Summary of main points raised by members of the public in objecting to the scheme.

Overcrowding and density issues.

Proposed amendments do not address concerns previously expressed regarding the proposed excessive density of the scheme.

Loss of Light to adjoining properties.

Insufficient car parking proposed will add to parking difficulties in the area.

Increased traffic.
Removal of existing trees.
Impact on existing infrastructure and environment.
Private only roof terraces.
Requirement to live in temporary accommodation.
Height and massing not comparable with context.
Lack of uplift of affordable units.

National Planning Policy Framework (NPPF) 2021

Since the application was validated in January 2021, there have been revisions to the NPPF published in July 2021. These revisions focus on sustainability principles and policies aimed at improving design, the environment and to mitigate climate change. The proposed development has been reviewed with these changes in mind and officers are satisfied that the application continues to comply with the NPPF.

Officer Comment

The comments received both in support and in objection to the scheme have been taken into account in relation to this recommendation. It is noted that the majority of the comments made both in support and in objection to the proposal were also raised in relation to the original consultation which was addressed in depth in the previous officer report to the 1st June 2021 which is appended as Appendix A and as such are not repeated in this Addendum Report.

Conclusion

The amendments which have been made to the scheme can more be considered as a design evolution and development rather than a fundamental redesign of the scheme. This approach is considered appropriate in the context of a major housing regeneration scheme where it is not possible to fundamentally alter the scale of the development without prejudicing the delivery of the project as a whole.

The design alterations all improve the design and appearance of the proposal, adding pitched roofs where appropriate and add more articulation and variation to individual buildings, blocks and spaces resulting in a visually appropriate form of development which accords with the provisions of the revised NPPF, London Plan 2021 and local plan policy, both adopted and emerging. It is considered therefore that the reason for deferral has now been satisfied and that the amendments which have been submitted demonstrate to the Council's satisfaction that the proposal would provide a high quality design and appropriate form of development that respects and the local context and pattern of development that would enhance the character and appearance of the surrounding area.

As such the Officer Recommendation is to **APPROVE** the application subject to the below resolutions:

RECOMMENDATION

Recommendation 1

The application, being one of strategic importance to London, must be referred to the Mayor of London. As such, any resolution by the committee will be subject to no direction to call in or refuse the application being received from the Mayor of London.

Recommendation 2

Subject to Recommendation 1 above, the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of seeking to secure the following, subject to any changes as considered necessary by the Head of Development Management:

Heads of Terms

(a) Legal Professional Costs Recovery
Paying the Council's legal and professional costs of preparing the Agreement and any other enabling arrangements.

(b) Enforceability
All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.

(c) Affordable housing

40% affordable housing by units across the whole development by habitable room (272 units in total) on the basis of the following indicative unit mix subject to identified need:

Social Rent, London Affordable Rent and Affordable Rent (272 Units)

80 x 1 Bed

96 x 2 Bed

52 x 3 Bed

33 x 4 Bed

8 x 5 Bed

3 x 6 Bed

The Affordable Rented accommodation should not exceed 26 units

(d) Affordable Housing – Review Mechanism

Submission of an Early (if implementation is delayed), Mid and Late Stage Viability review.

(e) Delivery of Green Spine Improvements

The delivery of the identified landscaping works including play equipment in the Green spine, to a specification to be agreed with the LPA.

(f) Playspace Contribution

Payment of up to £50,640.46 towards the improvement and enhancement of Heybourne Park

(g) CAVAT Asset Value

CAVAT payment of up to £46,584.00 to compensate for the removal of Council Trees.

(h) Carbon Offset Payment

Payment towards Carbon Offset to meet mayoral zero carbon target. TBA dependent on final carbon reduction.

(i) Recruitment, employment and training

The applicant would be expected to enter into a Local Employment Agreement with the Council to provide for the following outcomes:

Apprenticeships: 35

Work Experience: 46

Progression into Employment (under 6 months): 21

Progression into Employment (over 6 months): 13

School/ College/ University Site Visits: 412

School/ College/ University Workshops: 207

Local Labour TBA

Local Suppliers TBA

Any outcomes not delivered would be subject to a financial contribution of £20,000 per apprenticeship and £5,340 for every other employment outcome.

(j) Travel Plan measures and monitoring:

Including Provision of Travel Plans covering the following:

Travel Plan – Residential –

Car Club Consideration including location if considered appropriate.

An appropriate Travel Plan Monitoring Fee would also need to be paid in relation to the above plan.

(k) Bus Contribution

TBA contribution paid by the Developer to Council to fund Bus Service Improvements (in the event that further justification is provided to comply with the Cil regulations).

(l) Colindale Tube Station Contribution

£52,540 contribution towards improvements at Colindale Tube Station.

(m) CPZ Contribution

Contribution of £40,000 towards a review of CPZ's in the vicinity of the site.

Traffic Regulation Order amendments to exclude new residents from CPZ permits

(n) Section 278 Works The applicant shall submit plans showing details of highway works to the Council for approval prior to the commencement of construction works. The final details of the proposed works to be undertaken to the existing public highways and adopted highways will be secured via a s278 agreement. These works include, but is not limited, to the following:

- Provision of footway along the site frontage to Clayton Field to help improve pedestrian amenity and safety.
- Provision of revised site access points off the public highway (Clayton Field and Field Mead) including respective changes to Traffic Orders. This may also include Stopping Up Orders.
- Review / implementation of Traffic Orders to prevent on-street servicing / loading on Clayton Field.
- A scheme to improve the layout at the site access on Clayton Field in terms of vehicle and pedestrian safety (Access Road 4). This involves changes to the pedestrian build out at the eastern side of Clayton Field.

(o) Section 106 Monitoring contribution

Monitoring Contribution TBA.

(p) All financial contributions listed above to be subject to indexation.

Recommendation 3

That subject to Recommendation 1 and upon completion of the agreement specified in Recommendation 2, the Service Director Planning & Building Control or Head of Strategic Planning to approve the planning application reference 19/5493/OUT under delegated powers, subject to the following conditions.

The Committee also grants delegated authority to the Service Director Planning & Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal 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).

Conditions:

Time Limit

1. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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

Existing Site Plans

- 3430B-LB-XX-XX-DP-A-101000 Rev P1-Site location plan
- 3430B-LB-XX-XX-DP-A-102000 Rev P1-Existing Site Plan

GA Plans

- 3430B-LB-XX--01-DP-A-110000 Rev P1-Basement GA Plan
- 3430B-LB-XX-00-DP-A-110001 Rev P1-Ground Floor GA Plan
- 3430B-LB-XX-01-DP-A-110002 Rev P1-First Floor GA Plan
- 3430B-LB-XX-02-DP-A-110003 Rev P1-Second Floor GA Plan
- 3430B-LB-XX-03-DP-A-110004 Rev P1-Third Floor GA Plan
- 3430B-LB-XX-04-DP-A-110005 Rev P1-Fourth Floor GA Plan
- 3430B-LB-XX-05-DP-A-110006 Rev P1-Fifth Floor GA Plan
- 3430B-LB-XX-06-DP-A-110007 Rev P1-Sixth Floor GA Plan
- 3430B-LB-XX-07-DP-A-110008 Rev P1-Seventh Floor GA Plan
- 3430B-LB-XX-09-DP-A-110009 Rev P1-Eighth Floor GA Plan
- 3430B-LB-XX-09-DP-A-110010 Rev P2-Roof GA Plan

Site Elevations

- 3430B-LB-XX-XX-DE-A-110050 Rev P2-Site Elevations N_S
- 3430B-LB-XX-XX-DE-A-110051 Rev P2-Site Elevations E_W

Block Elevations

- 3430B-LB-1A-00-DP-A-121100 Rev P1-Block 1A - L00 01 02 03
- 3430B-LB-1BC-00-DP-A-121200 Rev P1-Block 1B_C - L00 01 02 03
- 3430B-LB-1DE-00-DP-A-121400 Rev P1-Block 1D_E - L00 01 02 03
- 3430B-LB-2ABC-00-DP-A-122100 Rev P1-Block 2A_B_C - L00
- 3430B-LB-2ABC-01-DP-A-122101 Rev P1-Block 2A_B_C - L01
- 3430B-LB-2ABC-02-DP-A-122102 Rev P1-Block 2A_B_C - L02
- 3430B-LB-2ABC-03-DP-A-122103 Rev P1-Block 2A_B_C - L03
- 3430B-LB-2ABC-04-DP-A-122104 Rev P1-Block 2A_B_C - L04
- 3430B-LB-2ABC-05-DP-A-122105 Rev P1-Block 2A_B_C - L05
- 3430B-LB-2ABC-06-DP-A-122106 Rev P1-Block 2A_B_C - L06
- 3430B-LB-2ABC-07-DP-A-122107 Rev P1-Block 2A_B_C - L07
- 3430B-LB-2ABC-08-DP-A-122108 Rev P1-Block 2A_B_C - L08
- 3430B-LB-2ABC-09-DP-A-122109 Rev P1-Block 2A_B_C - L09
- 3430B-LB-2DE-00-DP-A-122400 Rev P1-Block 2D_E - L00 01
- 3430B-LB-2DE-02-DP-A-122401 Rev P1-Block 2D_E - L02 03

- 3430B-LB-2DE-04-DP-A-122402 Rev P1-Block 2D_E - L04 05
- 3430B-LB-2DE-06-DP-A-122403 Rev P1-Block 2D_E - L06 07
- 3430B-LB-2DE-08-DP-A-122404 Rev P1-Block 2D_E - L08 09
- 3430B-LB-2FG-00-DP-A-122600 Rev P1-Block 2F_G - L00
- 3430B-LB-2FG-01-DP-A-122601 Rev P1-Block 2F_G - L01
- 3430B-LB-2FG-02-DP-A-122602 Rev P1-Block 2F_G - L02
- 3430B-LB-2FG-03-DP-A-122603 Rev P1-Block 2F_G - L03
- 3430B-LB-2FG-04-DP-A-122604 Rev P1-Block 2F_G - L04
- 3430B-LB-2FG-05-DP-A-122605 Rev P1-Block 2F_G - L05
- 3430B-LB-2FG-05-DP-A-122606 Rev P1-Block 2F_G - L06
- 3430B-LB-3A-00-DP-A-123100 Rev P1-Block 3A - L00 01 02
- 3430B-LB-3A-03-DP-A-123101 Rev P1-Block 3A - L03 04 05
- 3430B-LB-3A-06-DP-A-123102 Rev P1-Block 3A - L06 07
- 3430B-LB-3BCD-00-DP-A-123200 Rev P1-Block 3B_C_D - L00
- 3430B-LB-3BCD-01-DP-A-123201 Rev P1-Block 3B_C_D - L01
- 3430B-LB-3BCD-02-DP-A-123202 Rev P1-Block 3B_C_D - L02
- 3430B-LB-3BCD-03-DP-A-123203 Rev P1-Block 3B_C_D - L03
- 3430B-LB-3BCD-04-DP-A-123204 Rev P1-Block 3B_C_D - L04
- 3430B-LB-3BCD-05-DP-A-123205 Rev P1-Block 3B_C_D - L05
- 3430B-LB-3BCD-06-DP-A-123206 Rev P1-Block 3B_C_D - L06
- 3430B-LB-3BCD-07-DP-A-123207 Rev P1-Block 3B_C_D - L07
- 3430B-LB-3BCD-08-DP-A-123208 Rev P1-Block 3B_C_D - L08
- 3430B-LB-3EF-00-DP-A-123500 Rev P1-Block 3E_F - L00 01
- 3430B-LB-3EF-02-DP-A-123501 Rev P1-Block 3E_F - L02 03
- 3430B-LB-3EF-04-DP-A-123502 Rev P1-Block 3E_F - L04 05 06
- 3430B-LB-3EF-04-DP-A-123503 Rev P1-Block 3E_F - L07 08 09
- 3430B-LB-3GK-00-DP-A-123700 Rev P1-Block 3G_K - L00 01 02 03
- 3430B-LB-3HJ-00-DP-A-123800 Rev P1-Block 3H_J - L00 01 02 03

Elevations

- 3430B-LB-XX-XX-DE-A-130001 Rev P2-House Elevations 1A_B
- 3430B-LB-XX-XX-DE-A-130002 Rev P2-House Elevations 1C_D_E
- 3430B-LB-XX-XX-DE-A-130003 Rev P2-House Elevations 3G_H_J_K
- 3430B-LB-XX-XX-DE-A-130004 Rev P2-Block Elevations 2A_B
- 3430B-LB-XX-XX-DE-A-130005 Rev P2-Block Elevations 2A_B ctyd
- 3430B-LB-XX-XX-DE-A-130006 Rev P2-Block Elevations 2C
- 3430B-LB-XX-XX-DE-A-130007 Rev P2-Block Elevations 2D_E long
- 3430B-LB-XX-XX-DE-A-130008 Rev P2-Block Elevations 2D_E short
- 3430B-LB-XX-XX-DE-A-130009 Rev P2-Block Elevations 2F_G street
- 3430B-LB-XX-XX-DE-A-130010 Rev P2-Block Elevations 2F_G ctyd
- 3430B-LB-XX-XX-DE-A-130011 Rev P2-Block Elevations 3A
- 3430B-LB-XX-XX-DE-A-130012 Rev P2-Block Elevations 3B_C_D street
- 3430B-LB-XX-XX-DE-A-130013 Rev P2-Block Elevations 3B_C_D ctyd
- 3430B-LB-XX-XX-DE-A-130014 Rev P2-Block Elevations 3E_F

House Bay Studies

- 3430B-LB-1A-XX-XX-A-131100 Rev P2-Bay Study – Houses 1A
- 3430B-LB-1B-XX-XX-A-131101 Rev P1-Bay Study – Houses 1B
- 3430B-LB-1C-XX-XX-A-131102 Rev P2-Bay Study – Houses 1C
- 3430B-LB-1D-XX-XX-A-131103 Rev P2-Bay Study – Houses 1D
- 3430B-LB-1E-XX-XX-A-131104 Rev P2-Bay Study – Houses 1E

- 3430B-LB-3G-XX-XX-A-131105 Rev P2-Bay Study – Houses 3G
- 3430B-LB-3H-XX-XX-A-131106 Rev P2-Bay Study – Houses 3H
- 3430B-LB-3J-XX-XX-A-131107 Rev P2-Bay Study – Houses 3J
- 3430B-LB-3K-XX-XX-A-131108 Rev P2-Bay Study – Houses 3K

Block Bay Studies

- 3430B-LB-XX-XX-DS-A-131201 Rev P2-Bay Study - Block 2C Clayton Field
- 3430B-LB-XX-XX-DS-A-131202 Rev P2-Bay Study - Block 2G Clayton Field
- 3430B-LB-XX-XX-DS-A-131203 Rev P2-Bay Study – Block 3C_D Clayton Field
- 3430B-LB-XX-XX-DS-A-131204 Rev P1-Bay Study - Block 2F Through Street
- 3430B-LB-XX-XX-DS-A-131205 Rev P2-Bay Study - Block 3B Urban Sq
- 3430B-LB-XX-XX-DS-A-131206 Rev P2-Bay Study - Block 3D Courtyard
- 3430B-LB-XX-XX-DS-A-131207 Rev P2-Bay Study - Block 3EF Courtyard
- 3430B-LB-XX-XX-DS-A-131208 Rev P2-Bay Study - Block 3EF Green Spine
- 3430B-LB-XX-XX-DS-A-131210 Rev P2-Bay Study - Block 2A Through Street

Enlarged Entrances

- 3430B-LB-XX-XX-DS-A-131301 Rev P1-Enlarged Entrance - Lobby Type 1 typical
- 3430B-LB-XX-XX-DS-A-131302 Rev P2-Enlarged Entrance - Lobby Type 2 typical
- 3430B-LB-XX-XX-DS-A-131303 Rev P1-Enlarged Entrance - Lobby Type 3 typical
- 3430B-LB-XX-XX-DS-A-131304 Rev P2-Enlarged Entrance – Concierge
- 3430B-LB-XX-XX-DS-A-131305 Rev P1-Enlarged Entrance - Basement pop up
- 3430B-LB-XX-XX-DS-A-131306 Rev P1-Enlarged Entrance - Car park
- 3430B-LB-XX-XX-DS-A-131307 Rev P1-Enlarged Entrance - Maisonette, typical
- 3430B-LB-XX-XX-DS-A-131308 Rev P1-Enlarged Entrance - Flat, typical
- 3430B-LB-XX-XX-DS-A-131309 Rev P1-Enlarged Entrance - House, typical
- 3430B-LB-XX-XX-DE-A-131401 Rev P1-Balcony Types

Sections

- 3430B-LB-XX-XX-DS-A-140000 Rev P2-Block 2A_B Sections
- 3430B-LB-XX-XX-DS-A-140001 Rev P2-Block 2C Sections
- 3430B-LB-XX-XX-DS-A-140002 Rev P1-Block 2D_E Sections
- 3430B-LB-XX-XX-DS-A-140003 Rev P1-Block 2F_G Sections
- 3430B-LB-XX-XX-DS-A-140004 Rev P1-Block 3A Sections
- 3430B-LB-XX-XX-DS-A-140005 Rev P2-Block 3B_C_D Sections
- 3430B-LB-XX-XX-DS-A-140006 Rev P2-Block 3E_F Sections
- 3430B-LB-XX-XX-DS-A-141100 Rev P2-Block 1A_B_C_D_E Sections
- 3430B-LB-XX-XX-DS-A-141101 Rev P2-Block 3G_H_J_K Sections

Site Sections

- 3430B-LB-XX-XX-DS-A-140020 Rev P2-Site Sections – North South
- 3430B-LB-XX-XX-DS-A-140021 Rev P2-Site Sections – East West

Landscape Drawings

- TM452-L02A - Levels GA
- TM452-L04A - Materials GA
- TM452-L05A - Planting GA
- TM452-L08A - Tree Planting GA
- TM452-L09A - Boundaries GA
- TM452-L14A - Roof Terrace Materials and Planting GA

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

Development Plots

3. The development hereby permitted shall be carried out in accordance with the approved illustrative Development Plot Plan ref. GA Plan - Development Plots ref. 3430B-LB-XX-00-DP-A-110011 Rev P2 setting out the Development Plots and Blocks within each Development Plot. The plan may be amended from time to time to reflect changes to the Development Plots and/or Blocks of the development that were not foreseen at the date when the plan was approved, on written approval of the Local Planning Authority.

Reason:

To ensure the development proceeds in a satisfactory manner in accordance with the Barnet Local Plan (2012).

Samples of Materials

4. a) No above ground works to the relevant Block within a Development Plot shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas, hereby approved for that Block, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies D1, D2, D3, D8 and D9 of the London Plan 2021.

Levels

5. a) No development of a Block within a Development Plot shall take place until details of the level(s) of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of that Block have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies D1, D2, D3, D8 and G7 of the London Plan 2021..

Construction Environment Management Plan

6. No development or site works within a Development Plot shall take place on site until a) 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority for that Development Plot. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:
 - i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
 - ii. site preparation and construction stages of the development;
 - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
 - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
 - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
 - vii. noise mitigation measures for all plant and processors;
 - viii. details of contractors compound and car parking arrangements;
 - ix. details of interim car parking management arrangements for the duration of construction;

- x. details of a community liaison contact for the duration of all works associated with the development.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

- b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI1, SI2, T4, T7 and D14 of the London Plan 2021.

- 7. No construction work in relation to the development hereby approved shall be carried out on the site at any time on Sundays, Bank or Public Holidays, before 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on any other days unless in accordance with previously agreed emergency procedures for deviation.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

- 8. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interest of good air quality in accordance with Policies T7, SI1 and SI2 of the London Plan 2021.

Air Quality

- 9. The approved mitigation measures as set out in the Air Quality Assessment by RSK Environment Ltd dated December 2020 shall be implemented for each block within that Development Plot in accordance with details approved under this

condition before the relevant Block is first occupied and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and policy SI 1 of the London Plan 2021.

Contaminated Land

10. Part 1:

Before site works relating to each Block within a Development Plot commences other than for investigative work:

- a) A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information in relation to that Development Plot. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted for approval to the Local Planning Authority.
- b) If the desktop study and Conceptual Model indicate any risk of harm to a Block within a Development Plot, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site for that Block within the Development Plot. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
- c) If the risk assessment and refined Conceptual Model indicate any risk of harm for a Block within a Development Plot, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any postremedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site for that Development Plot.

Part 2

- d) Where remediation of contamination on the site is required for a Block within a Development Plot, completion of the remediation detailed in the method statement shall be carried for that Development Plot and a report that provides verification that the required work have been carried out, shall be submitted to, and approved in writing by the Local

Planning Authority before the Development Plot is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013).

11. If, during development of a Block within a Development Plot, contamination not previously identified is found to be present then no further development within that Development Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 e) of the National Planning Policy Framework.

Noise

12. The measures approved under this condition as set out in the report by Wardell Armstrong, dated Dec 2020 shall be implemented for each Block within that Development Plot prior to the commencement of the use/first occupation of the relevant Block and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2015.

13. The level of noise emitted from the any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the

Development Management Policies DPD (adopted September 2012) and D14 of the London Plan 2021.

Drainage

14. No development other than demolition within the relevant Development Plot shall take place until a surface water management strategy has been submitted to, and approved in writing by the London Borough of Barnet Planning Authority for that Development Plot.
 1. calculations showing the attenuation volume required for the 10-year six-hour rainfall event and the 1 in 100-year (+40% climate change).
 2. Assessment of the proposed drainage network during the 30-year design rainfall in accordance with the Design and Construction Guidance (March 2020);
 3. SuDS on-going maintenance responsibilities;
 4. SuDS detailed design drawings; and,
 5. SuDS construction phasing.

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 deployment in accordance with Policy CS13 of the Barnet Local Plan (2012), Policies SI 12 and SI 13 of the London Plan 2021, and changes to SuDS planning policy in force as of 6 April 2015 (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 (incl. the SuDS Manual, C753).

Affinity Water

15. Prior to commencement of above ground works of a Block within a Development Plot, details of how the development will incorporate water efficient fixtures, fittings and landscaping to achieve compliance with the target of 110/litres/person/day must be submitted to the Local Planning Authority for approval for that Block. The development will be constructed in accordance with the approved details and maintained in perpetuity.

Reason: To improve that the additional dwellings do not adversely affect the ability to supply water to the area as a whole, and ensure the meet the definition of sustainable development with regard to the efficient use of water, as required by the National Planning Policy Framework and Part G2 of the Building Regulations.

Energy

16. Energy:

- a) The development shall be carried out in accordance with the approved Energy Statement dated November 2020 Rev 3, prepared by AES or any updated version approved in writing under (b). The energy efficiency and sustainability measures for each Block within that Development Plot set out therein shall be completed prior to the first occupation of the relevant Block and retained for its lifetime.
- b) The development shall achieve regulated carbon dioxide emission savings of no less than 52% against the Target Emissions Rate of Part L of Building Regulations (2013) (or such higher level of reduction as set out in a revised Energy Statement submitted to and approved in writing by the local planning authority).

Reason: To ensure that the development represents high quality design and meets the objectives of development plan policy as it relates to energy in accordance with policies DM04 of the Barnet Local Plan and policies SI 1 and SI 2 of the London Plan 2021

Fire Safety

17. The development shall be carried out in accordance with the fire prevention measures stated in the fire strategy by Affinity Fire Engineering dated December 2020 hereby approved.

Reason: In accordance with Policy D11 (Fire Safety) of the draft London Plan,

Trees

18. Prior to the commencement of site works on any Development Plot hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority for that Development Plot. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- k) Boundary treatments within the RPA.
- l) Methodology and detailed assessment of root pruning.
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist.
- n) Reporting of inspection and supervision.
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping.
- p) Veteran and ancient tree protection and management.

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

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site

and locality, in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G7 of the London Plan 2021. and pursuant to section 197 of the Town and Country Planning Act 1990.

Landscape

19. Prior to occupation of the relevant Development Plot; details of treatment of that Development Plot not covered by buildings shall be submitted to and approved in writing by the Local planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
 - 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems for new tree pits around car parking spaces
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
 - 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
 - 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practice
 - 5) types and dimensions of all boundary treatments;
 - 6) details of tool storage and irrigation on the podiums and any roof terraces that will enable residents to interact/maintain the soft landscape areas; and
 - 7) Demonstrating how there are no conflicts with any visibility splays.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy G7 of the London Plan 2021.

Green Roofs

20. a) Prior to the first occupation of any Block within a Development Plot hereby approved, details of the proposed green roof where relevant to that Block shall have been submitted to and approved in writing by the Local Planning Authority.
- b) The green roof as approved shall be implemented in accordance with the details approved this condition prior to first occupation of the relevant Block and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the development represents high quality design and meets the objectives of development plan policy as it relates to sustainability in accordance with policies DM04 of the Barnet Local Plan and policies SI 1 and SI 2 of the London Plan 2021.

Landscaping Management Plan

21. a) Prior to the occupation of the hereby approved development, details of a Site Wide Landscape Management Plan for all landscaped areas for a minimum period of 25 years shall be submitted to and approved in writing by the Local Planning Authority.
- b) The Site Wide Landscape Management Plan shall include details of long term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.
- c) The approved Site Wide Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy G7 of the London Plan 2021.

Biodiversity

22. Notwithstanding the content of plans hereby approved, prior to the commencement of each Block within a Development Plot details comprising a scheme of measures to enhance and promote biodiversity for the relevant Block within that Development Plot shall be submitted to the Local Planning Authority and approved in writing. The approved scheme of measures shall be implemented in full in accordance with the approved details before the relevant Block is first occupied.

Reason: To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policy G6 of the London Plan

2021.

23. Vegetation clearance should take place outside the bird breeding season (October to February). Any clearance of vegetation with the potential to support nesting birds during this period may only occur following a check by a qualified ecologist. If any active nests are found, works must cease, the area left in situ and an appropriate buffer zone established until such time as a qualified ecologist confirms that the nest is no longer in active use.

Reason: To avoid the potential for an offence under the Wildlife and Countryside Act 1981, as amended.

Bat Survey

24. No demolition or construction shall be undertaken in Development Plot 2 or Development Plot 3 until such stage as a bat survey and assessment has been carried out to the satisfaction of the Local Planning Authority for each Development Plot accordingly. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policy G6 of the London Plan 2021.

25. RAMMS

Prior to the commencement of a Development Plot a Reasonable Avoidance Measures Method Statement (RAMMS) shall be submitted to and approved by the Local Planning Authority detailing the measures which will be implemented during site clearance to avoid impacts on protected and notable species potentially present on site, including bats, badger, hedgehog, invasive non-native plant species, and common amphibians if breeding habitat is found within previously inaccessible residential gardens for that Development Plot. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policy G6 of the London Plan 2021.

Play space

26. Prior to first occupation within the relevant Development Plots, unless otherwise agreed in writing, the play space and recreation features shall be provided in accordance with the approved details for the Development Plots to which the play space relates and thereafter maintained for the lifetime of the development.

Reason: To ensure there is adequate plays space available for all users in accordance with London Plan 2016 policy S4 and Barnet Development Management policy DM02.

Refuse and recycling

27. Notwithstanding the details submitted with the application, prior to the associated above ground works of a Block within the Development Plot, the following details for the relevant Block shall be submitted to and approved in writing by the Local Planning Authority:
- i. Enclosures, screened facilities and/or internal areas of the proposed buildings to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable;
 - ii. satisfactory points of collection; and
 - iii. details of the refuse and recycling collection arrangements

The development shall be implemented and the refuse and recycling facilities provided fully in accordance with the approved details before the relevant Block within the Development Plot is occupied and the development shall be managed in accordance with the approved details.

Reason: To ensure a satisfactory refuse and recycling facilities are provided at the development in accordance with policies CS5, CS9, CS14, DM01, DM04 and DM17 of the Barnet Local Plan.

Wheelchair accessible units

28. The development shall provide a total of 10% of units across the site designed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies D5 and D7 of the London Plan (2021); and to ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety in accordance with policies CS9 and DM17 of the Barnet Local Plan.

Secure by Design

29. Prior to above ground works of a Block within the relevant Development Plot, details shall be submitted demonstrating that the Block has been designed using the principles of Secure by Design. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To protect the amenity of the area in accordance with policies DM01 and DM04 of the Barnet Development Management Document (2012).

Details of External Lighting

30. Prior to occupation of the relevant Development Plot of the development hereby approved, details of external lighting proposed within that Development Plot shall be submitted to and approved in writing by the Local Planning Authority. The details of the external lighting shall include the existing average night time luminance and light spread levels across the application site at night, identify the levels of light pollution received at the windows to residential properties within proposed development and, where appropriate, identify the measures to be used to mitigate the impacts of light pollution on the future occupiers proposed dwellings as well as mitigate any impacts to species including bats. Any light pollution mitigation identified shall be implemented in full prior to occupation of the relevant Development Plot.

Reason: To ensure the development provides adequate amenities of the future occupiers of the proposed dwellings and to accord with policy DM01 of the Barnet Local Plan and to mitigate the impact to species including bats in accordance with policies CS7 and DM16.

Estate Management Plan

31. No building shall be occupied until a Site Wide Estate Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The development shall be managed in accordance with the approved Site Wide Estate Management Plan or any updated version otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the coordinated management and maintenance in good working order of the site not limited to an including its buildings, roads including SUDs, parks, gardens, landscaping, street trees, public squares, energy centre and site network in the interests of sustainable development in accordance with the NPPF, London Plan 2021 and Barnet Core Strategy.

Transport and Highways

32. An access strategy shall be submitted for approval to the Local Planning Authority in writing to demonstrate access arrangements to each block during construction of that Development Plot.

No Development Plot shall be occupied until the access roads and highways works (on and off-site) associated with that Development Plot in which that unit is located are made available for use, in accordance with the approved access strategy.

Reason: To ensure there is adequate access available to all residential units and commercial units.

Parking

33. A Site Wide Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Unless otherwise agreed, this shall be in accordance with the strategy set out in the Transport Assessment. The development shall be carried out in accordance with the approved Site Wide Car Parking Management Strategy or any updated version otherwise agreed in writing with the Local Planning Authority

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy T6 the London Plan (2021) and also, To ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

34. Prior to first occupation of the relevant Block within a Development Plot a Car Parking Management Plan for that Block demonstrating compliance with the Site Wide Car Parking Strategy shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the details shall include:

- i. Location and layout of car parking spaces;
- ii. Allocation of car parking spaces (for residential, non-residential users and visitors);
- viii. On-site parking controls and charges (if any);
- ix. The enforcement details of unauthorised parking in line with the Council's parking regime in Colindale within the development's surrounding area;
- x. 'Blue badge' space quantities in accordance with the London Plan;
- xi. Location of car club space (if required) in accordance with Site Wide Parking Strategy;
- xii. Electric Charging Points: Location and specification. For residential parking spaces, delivery of the 20% of parking spaces which shall be active and 20% which shall be passive electric charging points.
- xiii. Car parking reconciliation (evidence that the number of vehicular parking spaces proposed for each Development Plot is proportionate having regard to the Site Wide Parking Strategy);

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The Car Parking Management Plan for each Block and the abovementioned provisions shall be implemented in accordance with the approved details before the Block hereby permitted are occupied and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy T6 of the London Plan (2021) and also, to ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Cycle Parking

35. Prior to above ground works for each Block within a Development Plot further details of cycle parking including the location and number of cycle spaces and cycle storage facilities in accordance with the London Plan for that Block should be submitted to and approved by the Local Planning Authority and such spaces shall be permanently retained thereafter. Minimum aisle widths, as set out in London Cycling Design Standards, must be met and 5% of space should be provided for the storage of non-standard cycles.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012, Policy DM17 of Development Management Policies (Adopted) September 2012 and the London Cycling Design Standards 2016.

36. No Block within a Development Plot shall be occupied until a Delivery and Servicing Management Plan in respect of that Block within the relevant Development Plot has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, this shall be in accordance with the strategy set out in the Transport Assessment and Outline Delivery and Servicing Management Plan. The development shall be carried out in accordance with the approved Delivery and Service Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

37. Prior to occupation of each Block within the relevant Development Plot, communal/centralised satellite and television reception equipment shall be installed on the relevant block, excluding the houses, within that Development Plot unless otherwise agreed in writing by the Local Planning Authority. The equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area, in accordance with policies CS5 and DM01 Barnet Local Plan.

38. 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) the following operations shall not be undertaken without the receipt of prior

specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

The enlargement or extension of the dwellings hereby permitted, including any additions or alterations to the roof; the construction of a new building or enclosure within the application site; the construction of new hardstanding for vehicles, or means of vehicular access to the highway to be formed, laid out or constructed within the site; the installation of any structures or apparatus for purposes relating to telecommunications on any part the development 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 character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policies CS5 and DM01 Barnet Local Plan.

INFORMATIVE(S):

1. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.
2. The applicant is advised that the submitted Construction Method Statements shall include as a minimum details of:
 - Site hoarding
 - Wheel washing
 - Dust suppression methods and kit to be used
 - Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.

- For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999. Proof within the contractor's specification that all NRMM will be registered on the local government website
- Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- For major developments only: provide a copy of an asbestos survey for smaller developments confirmation that a survey has been carried out.

Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday – Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site

3. In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

1. The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
2. National Planning Policy Framework (2019) / National Planning Practice Guidance (2018);
3. BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
4. Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
5. CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
6. CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

4. The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance(2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

5. REFUSE

Refuse collection points should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Level access should be provided for the refuse collection *personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements.* Alternatively, the dustbins will need to be brought to the edge of the refuse vehicle parking bay on day of collection. The applicant is advised that the Council's refuse collection department is consulted to agree a refuse collection arrangement.

6. VEHICULAR ACCESS - SECTION 184 OF THE HIGHWAYS ACT (1980)

The applicant must submit an application under Section 184 of the Highways Act (1980) for all the proposed vehicular accesses. The proposed access design details, construction and location will be reviewed by the Development Team as part of the application. Any related costs for alterations to the public highway layout that may become necessary, due to the design of the onsite development, will be borne by the applicant.

To receive a copy of our Guidelines for Developers and an application form please contact: Traffic & Development Section –Development and Regulatory Services, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ.

7. CONSTRUCTION ADJACENT TO PUBLIC HIGHWAY

For construction works adjacent to the public highways, the applicant must contact the council's First Contact on 0208 359 2000 for any necessary Highways Licenses.

8. HIGHWAYS REPAIR

The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance of the public highway in the vicinity of the site should the highway be damaged as a result of construction traffic movements. The construction traffic will be deemed "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. Under this section, the Highway Authority can recover the cost of excess expenses for maintenance of the highway resulting from excessive weight or extraordinary traffic passing along the highway. It is to be understood that any remedial works for such damage will be included in the estimate for highway works. The applicant is advised that photographic records should be kept of the public highway likely to be affected by the development proposal prior to commencement of any construction or demolition works on site.

9. RELOCATION OF STREET FURNITURE

The applicant is advised that any street furniture or lighting column affected by the proposed works would be relocated under a rechargeable works agreement by the Council's term contractor for Highway Works. You may obtain an estimate for this work from Development & Regulatory Services, Barnet House, 1255 High Road, Whetstone, N20 0EJ.

10. ALTERATION TO ON-STREET WAITING AND LOADING RESTRICTIONS

The applicant is advised that the proposed development may involve alterations to the existing on-street waiting and loading restrictions. Alterations to on-street waiting and loading restrictions will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process.

11. ADOPTION OF ACCESS ROADS

The council's refuse vehicles will be required to enter the site and therefore the estate roads must be constructed to adoptable standards. Details of the materials and surface finishes that would be acceptable for use on the private roads will be undertaken and constructed to an adoptable standard. Details of the road construction requirements can be obtained from the Traffic and Development Section in Development & Regulatory Services, Barnet House, 1255 High Road, Whetstone, N20 0EJ.

12. RAMP GRADIENT

The gradient for the proposed ramps leading to the underground parking areas should have a gradient not steeper than 1:10 or in accordance with the guidelines in IStructE Design recommendations for multi-storey and underground car parks 3rd Edition.

13. S38 WORKS

The costs of any associated works on the public highway, including reinstatement works, will be borne by the applicants and will require the Applicant to enter into a rechargeable agreement or a 38 Agreement under the Highways Act 1980.

14. S278 WORKS

The costs of any associated works on the public highway, including reinstatement works, will be borne by the applicants and will require the Applicant to enter into a rechargeable agreement or a 278 Agreement under the Highways Act 1980.

15. Adoption of Proposed Road Layout

Should the scheme be adopted, a commuted sum may be required. This will only be estimated once an application for a S278/S38 is made.

16. Tree Works and Landscaping

The following British Standards should be referred to:

- a) BS: 3882:2015 Specification for topsoil
- b) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c) BS: 3998:2010 Tree work – Recommendations
- d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e) BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h) BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- i) BS: 8601:2013 Specification for subsoil and requirements for use

17. The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and /or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be

eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/1_9021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

SITE LOCATION PLAN: Douglas Bader Park Estate, London NW9

REFERENCE: 20/6277/FUL

