

STRATEGIC PLANNING COMMITTEE

12th JULY 2022

ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

Agenda Item No. 67

22/1579/S73 – North London Business Park, Oakleigh Road South, London, N11 1GN.
Pages 3-47

Page 3 under Recommendation add text:

APPROVE SUBJECT TO CONIDITIONS AND COMPLETION OF DEED OF VARIATION

Page 3 under Recommendation 1 amend text to read:

“The applicant and any other person having a requisite interest in the site be invited to enter into a Deed of Variation varying the extant section 106 Agreement dated 11 October 2018 pursuant to planning permission 16/8173/FUL in accordance with the amendments proposed under this planning application.”

Page 4 add Recommendation as follows:

RECOMMENDATION 3:

That if the above agreement has not been completed by 30th November 2022, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s):

1. The proposed development does not include a formal undertaking to meet the costs of provision of affordable housing, affordable workspace, carbon off-setting, highways mitigation, non-financial and financial skills, employment, enterprise and training obligations, or street scene and street tree improvements. The proposal would therefore not address the impacts of the development, contrary to Policies CS5, CS9 and CS11 of the Local Plan Core Strategy (adopted September 2012), policies DM01, DM04, DM10 and DM17 of the Development Management Policies (adopted September 2012) and the Planning Obligations SPD (adopted April 2013), Paragraph 8 of the NPPF, Policy S2 of the London Plan 2021.

Pages 6-7 Add Reason to Condition 1.

'Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).'

Page 10 under Condition 8 add reason as follows:

'Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and policies G4, G5 & G7 of the London Plan 2021.'

Page 26 under Summary of main points raised by members of the public in support of the scheme delete text and replace as follows:

The 29 letters in support were predominately in the form of a standard format advising as follows:

"I support this application which is a Section 73 application to amend the design plans approved for the school in 2020. These amended design plans for the school are produced by the Department for Education and their preferred builder. I fully support this application; the students deserve to be educated in a well designed, purpose built secondary school."

Page 26 under Elected Representatives add text

Subsequent to the publication of the Committee report a letter of support has been received from the Right Honourable Member for Chipping Barnet Teresa Villiers addressed to the Planning Chair, making the following comments:

"I understand that your committee will soon be considering the application to amend the planning permission granted for a new school building for St Andrew the Apostle.

I have always been very supportive of the proposal to provide St Andrew's with new facilities. I remain resolutely opposed to the residential component of the consented scheme for NLBP. I am also strongly against the 2021 application for an even bigger residential development of 2428 flats (reference 21/4433/OUT).

However, I understand that the residential component of the Comer Homes plans for the site are not under consideration in this present application for a variation, and would not be affected by it. Only the proposals for the school building will be amended.

I would therefore like to support this application to vary the planning permission for the school and rephrase it to bring that aspect of the development forward. I very much welcome the fact that a decision has been made to try to settle the position on the educational side of the application, rather than wait for consideration of the new and deeply damaging 2021 plans for an enlarged residential scheme.

I would be grateful if you could convey my support for the new school buildings to the planning committee. Operating in their current temporary accommodation causes significant problems.

St Andrew's is an excellent school and its students deserve better, more modern, purpose built facilities than they currently have. I would therefore encourage you and your colleagues to approve the application.

I know that both the school and the committee will appreciate the importance of efforts to reduce and mitigate the impact of school-related traffic on local roads and hope that this will be taken into account in a Travel Plan to be agreed between the council and the school."

Page 31

At bottom of page 31 amend final paragraph to read as follows:

There are principally 4 buildings on site providing office accommodation in buildings up to ground plus three storeys is a campus style layout. ~~The current single largest tenant is~~ Until recently Barnet Council were the largest tenant on the NLBP site occupying over 55% of the total floorspace on the site. Barnet Council. The Council has subsequently vacated the site and the majority of existing floorspace is currently vacant.