

APPENDIX 1
PLANNING CONDITIONS

Reserved Matters Application in respect of Plots 31, 36 and 61 within Phase 3B, pursuant to Condition 1.3(iii) 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 development of Plots 31, 36 and 61 comprising residential units, car parking and plant to be provided within three buildings with heights ranging from 4 to 8 storeys within a landscaped site.

CONDITIONS

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

Site layout	21 0062-1	Rev: M
Sections through site	21 0062-2	Rev: A
Street scene elevation and elevation to Millenium green	21 0062-3	Rev: A
Site location plan	21 0062-4	-
Plan showing bin store locations with refuse vehicle tracking	21 0062-5	Rev: B
Plan showing cycle store locations	21 0062-6	-
Existing site plan	21 0062-7	-
Existing ground floor plans	21 0062-8	-
Existing first floor plans	21 0062-9	-
Existing elevations	21 0062-10	-
Proposed sub station	21 0062-20	-
Plan showing boundary height parameters	21 0062-21	Rev: A
South and east parameter height elevations	21 0062-22	Rev: B
North elevation towards Millenium Green height parameter elevations	21 0062-23	Rev: A
3D view showing height parameter envelope	21 0062-24	Rev: A
Plan of Millenium Green as existing	21 0062-50	-
Initial and potential future provision for blue badge parking spaces-	21 0062-62	-
Site location plan showing position of Thames Water easement	21 0062-63	-
Site plan showing extent of amenity space at ground level	21 0062-64	-
Building 1 north and west elevations	21 0062-101	Rev: E
Building 1 south and east elevations	21 0062-102	Rev: E
Building 1 ground and first floor plans	21 0062-103	Rev: J

Building 1 second and third floor plans	21 0062-104	Rev: E
Building 1 fourth floor and fifth floor plans	21 0062-105	Rev: E
Building 1 sixth floor and roof plan	21 0062-106	Rev: E
Building 1 section	21 0062-107	-
Building 2 north and east elevations	21 0062-201	Rev: E
Building 2 south and west elevations	21 0062-202	Rev: E
Building 2 ground and first floor plans	21 0062-203	Rev: F
Building 2 second and third floor plans	21 0062-204	Rev: B
Building 2 roof plan	21 0062-205	-
Building 2 section	21 0062-206	-
Building 3 north elevation	21 0062-301	Rev: D
Building 3 west elevation	21 0062-302	Rev: G
Building 3 south elevation	21 0062-303	Rev: E
Building 3 east elevation	21 0062-304	Rev: G
Building 3 ground floor plans	21 0062-305	Rev: H
Building 3 first floor plans	21 0062-306	Rev: H
Building 3 second floor plans	21 0062-307	Rev: E
Building 3 third floor plans	21 0062-308	Rev: E
Building 3 fourth floor plans	21 0062-309	Rev: E
Building 3 fifth floor plans	21 0062-310	Rev: E
Building 3 sixth floor plans	21 0062-311	Rev: E
Building 3 seventh floor plans	21 0062-312	Rev: E
Building 3 roof plan	21 0062-313	Rev: A
Building 3 sections	21 0062-314	-

PLANS INDICATING M4(3) COMPLIANCE		
Building 1 M4(3) 1 bed 2 person flat	21 0062-401	-
Building 2 M4(3) 3 bed 4 person flat	21 0062-402	-
Building 3 M4(3) 2 bed 3 person flat	21 0062-403	-
Building 3 M4(3) 1 bed 2 person flat	21 0062-404	-
LANDSCAPING		
Cricklewood- Residential Landscape Proposal	B22086-102	Rev: B
Cricklewood-Planting Schedule and Specification Notes	B22086-103	-

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. 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 and mock-up panels) to be used for the external surfaces of the buildings within the plots 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;

The development shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval.

Reason: To achieve good design and safeguard the visual amenities of the buildings and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

3. Notwithstanding the submitted plans, prior to the construction of the relevant hardstanding and hard landscaping parts of the development hereby permitted, details of materials (including samples) to be used for the hard

surfaced areas and hard landscaping within the plot and public realm areas shall be submitted to and approved in writing by the Local Planning Authority including, though not limited to:

- Footpaths and paving;
- Vehicular carriageways;
- Areas of car parking; and
- Hard landscaped areas.

The hard landscaping works shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval.

Reason: To ensure a satisfactory appearance of the development and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012), saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006), and Policy D4 of the London Plan (2021).

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 and other brickwork setbacks;
- Sub-station and Car Park Ventilation;
- Locations of all service intakes and meters.

The development shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012), saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006), and Policy D4 of the London Plan (2021).

5. Notwithstanding the submitted plans, construction of the soft landscaping areas associated with the development hereby permitted shall not proceed unless and until details of the landscaping in the form of a Landscaping Planting Scheme in respect of the relevant landscaping area (including details of the brown roof area) have been submitted to and approved in writing by the Local Planning Authority. The Landscape Planting Scheme shall include (but is not limited to):
- a) A plan(s) showing the location of all trees, shrubs and herbaceous plants to be provided within the relevant landscaping area;
 - b) Details of all species, the size and quantity/density of trees to be planted within the relevant landscaping area;
 - c) Details of all species, the size and quantity/density of shrubs and herbaceous plants to be planted within the relevant landscaping area, and;
 - d) A detailed hard landscaping plan within the relevant landscaping area.

The submitted details of each landscaping area shall as approved be implemented prior to the occupation of the development and be maintained throughout the lifetime of the development.

Reason: To ensure a satisfactory appearance of the development and to ensure delivery of a net biodiversity gain in accordance with Policy G6 of the London Plan (2021) and the NPPF Paragraph 174(d).

6. Prior to the occupation of the development hereby approved details of the allocated doorstep play area and further informal play features within the communal amenity space shall be submitted to and approved in writing by the Local Planning Authority.

The play provision shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval, prior to the first occupation of the development.

Reason: To ensure the satisfactory provision of play space for the amenity of future occupants of the development.

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
- Mitigation measures to avoid light spill which would disturb local wildlife, in particular bats.

The lighting shall thereafter be implemented in accordance with the details approved pursuant to this condition.

Upon completion of the proposed development a post-completion lighting survey will be required to confirm that the proposed lighting levels are achieved on site and that the lighting specification (including luminaire heights, design, and presence of shielding etc).

Reason: In the interest of security and residential amenity and to ensure the development does not adversely affect European protected species utilising the identified Priority Habitat and Core Sustenance Zone along the Brent Siding East in accordance with Policy CS7 of the Local Plan Core Strategy DPD (2012), Policy DM16 of the Local Plan Development Management Policies DPD (2012), and Policy 7.19 of the London Plan (2016); and to ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Local Plan Development Management Policies DPD (2012) and Policy 7.15 of the London Plan (2016).

8. All ground floor doors within the development including residential entrances, with the exception of fire exit doors and managed plant and refuse doors, , shall not open outwards.

Reason: In the interest of pedestrian 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 hereby approved, a 'Secured By Design' accreditation shall be obtained for that building and be submitted to the Local Planning Authority. 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.

11. a) Prior to commencement of works for the super-structure of the buildings hereby approved, a vibration assessment on the sub-structure including foundations shall be undertaken in respect to rail activity. The assessment shall consider both vibration and re-radiated noise into the dwellings and indicate if additional mitigation measures are required. The scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) If mitigation measures are identified under part a) of this condition, these shall be submitted to and approved in writing by the LPA and thereafter implemented in their entirety before the first occupation of any of the buildings.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic vibration in the immediate surroundings

12. Prior to its installation, all units requiring localised cooling through the use of Peak Lopping MHVR Units due to external noise levels in keeping with the findings of the Dynamic Overheating Report (Hodkinson, October 2022, V2) shall be identified. Details of the location of such units within the development and the manner in which they will achieve the mechanical ventilation rates detailed under paragraph 5.2 of the Dynamic Overheating Report without the need to open their windows shall be submitted to and approved in writing by the Local Planning Authority. Such plant as identified within the Dynamic Overheating Report and detailed within the approved information under this condition shall be installed prior to the first occupation.

Reason: To ensure the amenity of future occupants

13. The residential units hereby approved shall not be occupied unless and until the Critical Infrastructure works identified as the Millennium Green Improvements (Existing) approved pursuant to 22/5242/RMA shall have been carried out and completed in their entirety.

Reason: In accordance with the requirements for Phase 3B of planning permission F/04687/13 for the comprehensive development of the Brent Cross regeneration scheme and to improve the amenities of the local area.

14. No building shall be occupied until an 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 Estate Management Plan unless 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 CCTV, 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.

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. For any application to discharge Condition 1.27 and 44.5 of the outline planning permission 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.

5. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
6. Bats are protected from disturbance that bats under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulation 2017 as amended. Where the risk of offences originating from lighting is sufficiently high, it may be best to apply the avoidance approach in Step 3 of the Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series (Institution of Lighting

Professionals, 2018). Advice from an ecologist and lighting professional will be essential in finding the right approach for your site according to their evaluation. Night scented plants are to be incorporated into the boundary treatment and wider soft landscaping where feasible. An extensive list of suitable plant species can be found on the RHS advice page <https://www.rhs.org.uk/advice/pdfs/plants-for-bats.pdf>.

7. All artificial lighting shall be designed in accordance with the exterior and interior lighting specification and mitigation measures outlined with the Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series (Institution of Lighting Professionals, 2018). The sensitive lighting strategy document shall contain the following details:
 - a) A horizontal illuminance contour plan is to be prepared by a suitably experienced and competent lighting professional (member of the Chartered Institution of Building Services Engineers (CIBSE), Society of Light and Lighting (SLL), Institution of Lighting Professionals (ILP) or similar to ensure competency) using an appropriate software package to model the extent of light spill from the proposed and, possibly, existing luminaires.
 - b) A baseline lighting survey is to be undertaken by a suitably qualified competent person. As a minimum, readings should be taken at ground level on the horizontal plane (to give illuminance hitting the ground), and in at least one direction on the vertical plane at, for example, 1.5m or 2m above ground (to replicate the likely location of bats using the feature or site).
 - c) All specification of the artificial lighting scheme, including interior lighting and lighting used in construction, their respective location on site, direction of light spill, and luminance details including lux.
 - d) Appropriate light spill avoidance measures to maintain the integrity of the dark corridor (Core Sustainance Zone) located to the north of the site boundary and avoid any excess increase in lux within the adjacent Green Millennium Park beyond the current baseline (to be established during baseline lighting survey).
 - e) Reference to a detailed proposed boundary treatment plan outlining the planting of trees, shrubs and night scented planting for the benefit of bats and their nocturnal insect prey. Including proposed species, plant sizes, planting densities. The information on the boundary treatment details will be required to ensure that sufficient boundary planting will be provided for commuting and foraging bats and that these plantings will be sufficient mitigated from unacceptable light spill.
8. During construction, any excavations including holes, pipes and boreholes that need to be left overnight should be covered over or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work- day to prevent animals entering/becoming trapped.

Vegetation clearance should be undertaken in a sensitive manner to allow terrestrial mammals to disperse. Any trapped mammals found during the process should be carefully moved to the retained boundary habitats at the end site or adjacent habitats off site.

9. In the event of any protected species (e.g. hedgehogs, reptiles, badgers, bats) being found works must stop and the project ecologist consulted and the correct level of additional surveys and mitigation applied including any licences that are required to be approved and issued by the Natural England (if required). Following the appropriate level of approval works may resume.
10. The Estate Management Plan Required under Condition 14 shall have regard to the principles established within paragraph 2.90 of the DSF and within Schedule 21 of the s106 agreement as a development being delivered under the Brent Cross Cricklewood Regeneration area.