

STRATEGIC PLANNING COMMITTEE

Wednesday, 15th November 2023

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

Agenda Item No. 7

Reference: 23/2992/FUL

Woodhouse College, Woodhouse Road, Barnet, N12 9EY

Pages: 49 -88

Amendment to the wording of the conditions

1. Page 52

Condition 3 to read (~~strikethrough~~ = deletion; and underline = addition):

a) ~~No development other than demolition works shall take place until~~ Prior to the commencement of superstructure works details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

2. Page 53

Condition 7 to read (~~strikethrough~~ = deletion; and underline = addition):

a) ~~No development other than demolition works shall take place until~~ No development shall take place within the fenced areas secured under condition 6 until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

3. Page 56

Condition 15 to read (~~strikethrough~~ = deletion; and underline = addition):

a) Notwithstanding the plans submitted, prior to the commencement of superstructure works of the development hereby approved details of the means of enclosure, including vehicle gates and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.

4. Page 57

Condition 18 to read (~~strikethrough~~ = deletion; and underline = addition):

Prior to the commencement of the development (~~not including demolition or site preparation works~~) superstructure works of the development hereby approved, a detailed energy strategy of the new building shall be submitted to and approved in writing by the local Planning Authority. The detailed energy strategy shall demonstrate that London Plan targets shall be met within the framework of the energy hierarchy of Be Lean, Be Clean, Be Green, Be Seen.

5. Page 58

Condition 20 to read (~~strikethrough~~ = deletion; and underline = addition):

Prior to the commencement of the development (~~not including demolition or site preparation works~~), superstructure works of the development hereby approved, a detailed overheating assessment of the new building shall be submitted to and approved in writing by the local Planning Authority.

The assessment should include dynamic overheating modelling in line with the guidance and data sets in CIBSE TM52 and TM49 respectively.

The proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating in accordance with the Mayor's cooling hierarchy.

6. Page 59

Condition 25 to read (~~strikethrough~~ = deletion; and underline = addition):

a) No development other than ~~demolition~~ site preparation work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

7. Page 59

Condition 26 to read (~~strikethrough~~ = deletion; and underline = addition):

Prior to the commencement of the hereafter above works (including vegetation clearance, and construction) a precautionary ecological mitigation measures as recommended within Table 8 7 of the Ecological Impact Assessment (Arbtech, June 2023) will need to be submitted to and approved by the LPA.

The ecological mitigation measures outlined within the thereafter approved method statement must be implemented throughout all relevant works. Any evidence of the presence of protected species such as wild mammals and reptiles must be reported to the project ecologist to ensure the most appropriate course of action (as required).

8. Page 63

Condition 35 to read (~~striketrough~~ = deletion; and underline = addition):

Prior to the commencement of the ~~development~~, off site highways works, details of the off-site highways improvements shall be submitted to and approved in writing by the Local Planning Authority. Highways Engineering Drawings and detailed Construction Specifications shall be submitted, with a minimum scale of 1:200 and the applicant shall enter into a s278 agreement with the council to deliver any off-site highways works. The works approved shall be fully constructed in accordance with the approved details to the satisfaction of the local Highway Authority prior to first occupation of the development.

9. Page 63

Condition 36 to read (~~striketrough~~ = deletion; and underline = addition):

Within ~~3~~ 6 months of occupation, a full Framework School Travel Plan that meets the criteria of the current Transport for London Travel Plan guidance, currently 'Travel Planning for new development in London incorporating deliveries and servicing' and Itrace or TRICS compliant surveys shall be submitted to and approved in writing by the Local Planning Authority. The document shall set out the transport policy to incorporate measures to reduce trips by the private car especially single occupancy and single passenger journeys and encourage non-car modes of transport such as walking, cycling and public transport and to reduce, consolidate or eliminate delivery trips. The Travel Plan Statement should include the appointment of a Travel Plan Champion, SMART targets and a clear action plan for implementing the measures. The Travel Plan should be reviewed, updated and resubmitted in writing for approval in years 1, 3 and 5 in accordance with the targets set out in the Plan. Monitoring of the travel plan is to be funded by the applicant in accordance with the Barnet's Travel Plan SPD.
