

Planning and Building Control  
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Application Number: **19/5493/OUT**  
Registered Date: 9 October 2019

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **GRANT OF OUTLINE PLANNING PERMISSION**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

#### **GRANTS OUTLINE PLANNING PERMISSION for:**

**Hybrid planning application for the demolition of 630 residential units and existing commercial, retail and community floorspace, and the phased redevelopment of Plots 10-12 of Grahame Park comprising a full planning application for the redevelopment of Plot A and an outline planning application for the redevelopment of Plots B to Q for up to 2,088 residential units and up to 5,950sqm (GEA) of flexible non-residential floorspace., , Full planning permission is sought for the demolition of 113 existing homes and the redevelopment of Plot A comprising the erection of 5 buildings between 3 and 11 storeys to provide 209 new homes and 440sqm (GEA) of non-residential floorspace (Use Class A1, A2, A3, B1), landscape, public open space and public realm, associated car parking, cycle spaces and other associated works., , Outline planning permission (scale, layout, landscaping and appearance reserved) for the demolition of 517 existing residential units, buildings and structures on Plots B to Q, and the redevelopment of the site in a series of phases to provide up to 1,879 new homes and up to 5,510sqm (GEA) of non-residential floorspace within classes A1, A2, A3, A4, B1, D1 and D2 including a community centre and childrens day nursery in buildings ranging in height from 3 storeys to 15 storeys, with associated public open space, hard and soft landscaping, public realm, car parking spaces, and cycle parking spaces, stopping up and diversion of Lanacre Avenue and associated works (SUBJECT TO SECTION 106 LEGAL AGREEMENT)**

**At: Grahame Park Estate, Colindale, London, NW9 5XA**

as referred to in your application and shown on the accompanying plan(s):  
Subject to the following condition(s):

- 1 The development hereby permitted must be commenced no later than THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted for the detailed component shall be carried out in accordance with the following approved plans and documents:

HP-PTA-A0-RF-DR-A-9100\_PL1 Proposed site plan  
HP-PTA-A0-RF-DR-A-9150\_PL2 Proposed site plan Phase 01  
HP-PTA-A0-GF-DR-A-9101\_PL3 General arrangement plan - Ground floor  
HP-PTA-A0-01-DR-A-9102\_PL1 General arrangement plan - Level 01  
HP-PTA-A0-02-DR-A-9103\_PL1 General arrangement plan - Level 02  
HP-PTA-A0-03-DR-A-9104\_PL1 General arrangement plan - Level 03  
HP-PTA-A0-04-DR-A-9105\_PL1 General arrangement plan - Level 04  
HP-PTA-A0-05-DR-A-9106\_PL1 General arrangement plan - Level 05  
HP-PTA-A0-06-DR-A-9107\_PL1 General arrangement plan - Level 06  
HP-PTA-A0-07-DR-A-9108\_PL1 General arrangement plan - Level 07  
HP-PTA-A0-08-DR-A-9109\_PL1 General arrangement plan - Level 08  
HP-PTA-A0-09-DR-A-9110\_PL2 General arrangement plan - Level 09  
HP-PTA-A0-10-DR-A-9111\_PL1 General arrangement plan - Level 10  
HP-PTA-A0-RF-DR-A-9112\_PL1 General arrangement plan - Combined roof plan  
HP-PTA-A0-ZZ-DR-A-9200\_PL1 General arrangement elevation - South  
HP-PTA-A0-ZZ-DR-A-9201\_PL1 General arrangement elevation - North  
HP-PTA-A1-ZZ-DR-A-9202\_PL1 General arrangement elevation - A1 West & East  
HP-PTA-A2-ZZ-DR-A-9203\_PL1 General arrangement elevation - A2 West & East  
HP-PTA-A3-ZZ-DR-A-9204\_PL1 General arrangement elevation - A3 West & East  
HP-PTA-A4-ZZ-DR-A-9205\_PL1 General arrangement elevation - A4 South East  
North & West  
HP-PTA-A5-ZZ-DR-A-9206\_PL1 General arrangement elevation - A5 South East  
North & West  
HP-PTA-A0-ZZ-DR-A-9300\_PL1 Plot A General arrangement section - A-A  
HP-PTA-A0-GF-DR-L-9400\_PL1 Landscape plan - Ground floor  
HP-PTA-A0-01-DR-L-9401\_PL1 Landscape plan - First floor

Design reports:

HP-PTA-A0-XX-RP-A-9002\_PL2 Design and Access Statement (DAS) Vol 2 - Detailed component

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 CS1 and DM01 of the of the Barnet Local Plan, and the National Planning Policy Framework.

- 3 Prior to the commencement of above ground works for the detailed component, the following details shall be submitted to and approved in writing by the Local Planning Authority (unless otherwise approved and agreed):
  - i. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces
  - ii. Door, entrances, windows (including glazing specifications) and balconies (including drawings and section showing thresholds to adjacent internal spaces and drawings and sections of privacy screens)

Thereafter the feature hereby approved shall be installed prior to occupation and thereafter maintained in secure and good working order for the lifetime of the development.

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 CS5 and DM01 of the Barnet Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

- 4 Prior to occupation of the detailed component, the following details shall be submitted to and approved in writing by the Local Planning Authority (unless otherwise approved and agreed):

- i. Details of the design and access controls for the car park gate(s)

- ii. Building lighting

Thereafter the feature hereby approved shall be installed prior to occupation and thereafter maintained in secure and good working order for the lifetime of the development.

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 CS5 and DM01 of the Barnet Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

- 5 Prior to completion or first occupation of the detailed component, whichever is the sooner; details of treatment of all parts on the site 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 practise; and

- 5) types and dimensions of all boundary treatments

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 Policies DM01, CS5 and CS7 of the Barnet Local Plan and Policy 7.21 of the London Plan (2016).

- 6 The development hereby permitted for the outline component shall be carried out in accordance with the following approved plans and documents:

Masterplan parameter drawings for approval:

HP-PTA-MP-ZZ-DR-A-0100\_PL1 Site Location Plan  
HP-PTA-MP-XX-DR-A-0101\_PL1 Existing site layout and demolition  
HP-PTA-MP-XX-DR-A-0102\_PL1 Development plot plan  
HP-PTA-MP-XX-DR-A-0103\_PL1 Development phasing plan  
HP-PTA-MP-XX-DR-A-0105\_PL1 Horizontal limits of development plots  
HP-PTA-MP-XX-DR-A-0106\_PL1 Vertical limits of development plots  
HP-PTA-MP-XX-DR-A-0107\_PL1 External ground levels  
HP-PTA-MP-XX-DR-A-0111\_PL1 Access and circulation plan  
HP-PTA-MP-XX-DR-A-0112\_PL1 Horizontal boundary restrictions on development plots

Illustrative masterplan drawings:

HP-PTA-MP-XX-DR-A-0104\_PL1 Building block plan  
HP-PTA-MP-GF-DR-A-0108\_PL1 Ground Floor uses  
HP-PTA-MP-ZZ-DR-A-0109\_PL1 Upper Floor uses  
HP-PTA-MP-XX-DR-A-0110\_PL1 Area of public realm  
HP-PTA-MP-XX-DR-A-0113\_PL1 Plot storey heights  
HP-PTA-MP-XX-DR-A-0114\_PL1 Access and circulation plan

Design reports:

HP-PTA-MP-XX-RP-A-9001\_PL2 Design and Access Statement (DAS) Vol 1 - Outline component  
HP-PTA-MP-XX-RP-A-9003\_PL1 Design Guidelines - Outline component

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 CS1 and DM01 of the of the Barnet Local Plan, and the National Planning Policy Framework.

- 7 a) The total number of residential units across the development hereby permitted shall not exceed 2088 units.

b) The quantum of non-residential built floor space and distribution of land uses shall not exceed the figures specified below:

Business (B1) - 1,100sq.m

Retail (A1), Financial and Professional Services (A2), Food and Drink (A3) - 1,500sq.m  
Drinking Establishments (A4) - 250sq.m

The quantum of Community Uses (D1)/ Assembly and Leisure (D2) shall provide a minimum of 1,200sq.m and not exceed 3,100sq.m.

c) In the event of there being any discrepancy between the figures specified above and the documents submitted in support of the application the floorspace figures specified in this condition shall apply.

d) Each reserved matters application shall include a statement to demonstrate compliance with the above table.

Reason: To ensure that the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the development.

- 8 Applications for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990.

- 9 The development hereby permitted for the outline component shall begin no later than 7 years from the date of this permission and, in the case of the individual Development Plot, no later than 2 years from:

- i. the final approval of the last Reserved Matters Application pursuant to Condition 8; or
- ii. The final approval of any pre-commencement condition associated with that Development Plot.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

- 10 Applications for the approval of the following reserved matters for each Development Plot shall be made to the Local Planning Authority before the expiration of 15 years from the date of this permission

- Layout of buildings and associated roads, routes and open space;
- Scale of the building
- Appearance of the building
- Landscaping

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

- 11 Prior to commencement of each phase of development, a Phasing Plan identifying the Development Phases (including Heybourne Park) and associated infrastructure

works (including highways works) shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved Phasing Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is carried out in appropriate phases and to allow the phasing plan to be amended to reflect changes to the phasing of the development that were not foreseen at the date when the phasing plan was approved and to assist with the identification of each CIL phase.

- 12 Notwithstanding any additional requirements identified by the LPA, any other authority and the National List and Local List, Reserved Matters Applications shall be accompanied by the documents listed below unless the LPA considers and confirms in writing that the submission of any of such documents is not necessary.

#### Layout

- i. A report and plans detailing layout of the proposed building or buildings and any relevant roads or landscaping associated with the Development Plot to which the reserved matter relates;
- ii. A reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, and the detailed layout of open spaces with the Development Plot are consistent with the parameters and principles for the layout of the wider development in accordance with the Design Guidelines;
- iii. A report detailing any necessary temporary layout associated with the Development Plot;
- iv. A report and plans detailing internal layout of any buildings;
- v. A report detailing inclusive access; and
- vi. A plan showing refuse and recycling, and servicing details.

#### Scale

- i. A statement (including accompanying design material) to demonstrate the selection of materials accords with the Design Guidelines.

#### Appearance

- i. Plans, drawings, sections and elevations to explain full details of the materials to be used on all external surfaces (including hard landscaping) and, where practicable, samples shall be provided; and
- ii. A statement (including accompanying design materials) to demonstrate the selection of materials accords with the Design Guidelines.

#### Landscaping

- i. Plans, drawings, sections and specifications to explain details of proposed landscaping works, including finished ground levels, proposed drainage arrangements, play equipment, planting, finishes, fences, walls, gates, railings. Screens, canopies, seating, signage and litter bins, surface treatments and enclosures;
- ii. A statement (including accompanying design material) to demonstrate the landscape works accords with the Design Guidelines;
- iii. Specification for the size, type and appearance of all paving or other hard surfaces;
- iv. Outline specification for street furniture;

- v. Tree planting details and specification of all other planting and cultivation;
- vi. Management and maintenance details;
- vii. Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within the Development Plot required to accord with the Design Guidelines;
- viii. Details of hard landscaping, including means of enclosure, means of access to each building, any shared vehicular and pedestrian surfaces (including surface material and kerb details that ensure a safe and convenient environment for blind and partially sighted people), car parking layouts, pedestrian access and circulation areas, cycle parking layouts, hard surfacing, external furniture, play equipment and refuse storage;
- ix. Details of soft landscaping works including planting plans, written specifications (including cultivation and other operations associated with grass and plant establishment and after care and maintenance), schedules of plants, species, plant sizes, proposed numbers or densities where appropriate, height and maturity of trees and shrubs, sections through mounds, and tree containers and raised shrub beds at podium level; and
- x. Details of the programme for implementing and completing the planting.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DM01, CS5 and CS7 of the Barnet Local Plan and Policy 7.21 of the London Plan (2016).

- 13 No development shall commence within a Development Plot (with the exception of Demolition, Ground Works and Site Preparation Works) until a scheme of Advanced Infrastructure Works associated with that Development Plot is submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i. Underground drainage details;
  - ii. Below ground energy infrastructure;
  - iii. Below ground services and utilities;
  - iv. Groundworks, earthworks, contouring and levels;
  - v. A statement of compliance with the site wide strategies as illustrated in the approved application documents.
- Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure appropriate arrangements are made for servicing, utilities and infrastructure and to avoid potential conflicts between impacts upon the development as proposed and its servicing, utilities and infrastructure, in the interests of a sustainable development in accordance with the National Planning Policy Framework.

- 14 Prior to the commencement of development for a Development Plot a scheme/plan making provision for a Demolition and/ or Construction Environmental Method and Management Plan to control the adverse impacts of the Demolition and/ or Construction Works on the amenity, safety and wellbeing of site workers, the public and nearby occupiers for that Development Plot has been submitted to the Local Planning Authority for approval in writing.
- Each submitted Demolition and/ or Construction Environmental Method and Management Plan shall include (where applicable), but not be limited to, details of:
- a) Construction Logistics Plan (CLP);

- b) parking of vehicles of site personnel and visitors;
- c) sourcing of materials;
- d) storage of plant and materials;
- e) dust management controls;
- f) location and height of cranes, scaffolding and safety;
- g) measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- h) predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- i) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- j) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- k) details of disposal of waste and storage arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- l) hours of operation;
- m) smoke management controls;
- n) odour controls;
- o) road cleaning and wheel washing facilities;
- p) any other matters relevant to the particular Development Plot;
- q) all other mitigation measures referred to in the approved Environmental Statement (ES) as to be contained within an Environmental Management Plan; and
- r) Construction Traffic Management Plan which shall include, but not be limited to, the following information:
  - 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. programme of works and associated trip / vehicle generation and assessment of impact and requirements for mitigation if required;
  - vi. construction vehicle routing plan;
  - vii. details of vehicle sizes and vehicle swept path analysis both external and internal to the site;
  - viii. staff travel arrangement;
  - ix. details of contractors compound and car parking arrangements / layout;
  - x. details of interim car parking management arrangements / demand for the duration of construction;
  - xi. provision of safe site access arrangements and highway safety for all modes of travel (such as banksman, pedestrian and cyclists);
  - xii. details of a community liaison contact for the duration of all works associated with the development;
  - xiii. Construction Worker Travel Plan (CWTP).

Each Development Plot shall only be constructed in accordance with its relevant approved and Demolition and/ or Construction Environmental Method and Management Plan.



Each approved Demolition and/ or Construction Environmental Method and Management Plan shall be fortnightly monitored during the construction works and if necessary revised to reflect any changes to programme or events and activities on-site.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with Policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 15 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.

- 16 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/>

Reason: In the interests of good air quality with regard to Policies 5.3 and 7.14 of the London Plan (2016). In accordance with the Barnet's Sustainable Design and Construction SPD (adopted October 2016).

- 17 The development, including any works of demolition shall be carried out in full accordance with the Air Quality Assessment and Air Quality Neutral Assessment as submitted in accordance with the Environmental Statement.

Reason: To ensure that the development does not have an adverse impact on air quality in the vicinity, in line with the Sustainable Design and Construction SPD (adopted October 2016) and Policies 3.2, 5.3 and 7.14 of the London Plan (2016).

- 18 Part 1

A remediation strategy shall be prepared using the information obtained from the Geotechnical and Geoenvironmental Desktop Study, prepared by Campbell Reith dated October 2015, the Geoenvironmental Land Quality Statement, prepared by

Campbell Reith dated April 2017, the Geo-Environmental Report prepared by Curtins dated October 2019, in accordance with Chapter 7 of the ES, and also detailing any post remedial monitoring. The remediation strategy shall be submitted to and approved in writing by the local planning authority prior to that remediation being carried out on site.

## Part 2

d) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out for each Development Plot and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development of each plot is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policies DM04 and CS of the Barnet Local Plan, Barnet's Sustainable Design and Construction SPD (adopted October 2016), Policy 5.21 of the London Plan (2016) and the National Planning Policy Framework.

- 19 If, during development of each Development Plot, contamination not previously identified is found to be present at the site 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.

- 20 a) No above ground works take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and measures to be implemented to address its findings has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Barnet Local Plan, the Sustainable Design and Construction SPD (adopted October 2016) and Policy 7.15 of the London Plan (2016).

- 21 The level of noise emitted from 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 Barnet Local Plan and Policy 7.15 of the London Plan (2016).

- 22 a) No above ground works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.  
The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Barnet Local Plan, the Sustainable Design and Construction SPD (adopted October 2016) and Policy 7.15 of the London Plan (2016).

- 23 a) No above ground works shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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

DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and 7.15 of the London Plan 2016.

- 24 No development other than demolition of any phase shall take place until a detailed surface water drainage strategy has been submitted to, and approved in writing by the London Borough of Barnet Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Unless otherwise agreed the scheme shall be based upon the principles within the agreed Grahame Park Stage B (Plots A-Q) Drainage Strategy prepared by Curtins (ref: HP-CUR-MP-XX-RP-C-0001) dated October 2019 and shall include but not limited to:

- A feasibility study investigating the discharge to the existing pond in Heybourne Park;
- A clear labelled detailed network diagram showing pipe gradients, sizes, levels including relevant information for hydrobrake manhole;
- Supporting hydraulic design calculations with corresponding Micro Drainage design input/output using the same reference numbers;
- Evidence of third-party agreement for diversion of the existing drainage system (in principle/ consent to discharge);
- Evidence of third-party agreement for discharge to their system with agreed rate of discharge (in principle/ consent to discharge);
- Flood Estimation Handbook (FEH) design rainfall (2013);
- Assessment of the proposed drainage system during the 30-year design rainfall according to Sewer for Adoption 7th Edition (without attenuation storage or flow control structure);
- Assessment of the attenuation storage volume to cope with the 100-year rainfall event plus climate change to include the proposed drainage network as one system not in isolation;
- 50% drain down time of the proposed attenuation storage volume;
- Longitudinal section profile showing the proposed SuDS attenuation storage, relevant, control structure including the existing outfall points with relevant design levels;
- A plan showing details of overland flood flow routes in the event of system exceedance, or blockage with demonstration that such flows can be appropriately managed on site;
- Relevant maintenance programme and on-going maintenance responsibilities for the proposed SuDS;
- The proposed SuDS structures design details;
- Agreement for the proposed discharge rates and discharge point for surface water sewer network undertaken in line with Thames Water recommendations; and
- Agreement of the discharge point of the highway drainage.

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 development in accordance with Policies 5.13 and 5.14 of the London Plan (2016),

and changes to SuDS planning policy in force as of 6 April (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 (such as the SuDS Manual, C753).

- 25 No infiltration of surface water drainage into the ground at Grahame Park is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater in accordance with paragraph 109 of the National Planning Policy Framework.

- 26 Piling, deep foundations or other intrusive groundworks (investigation boreholes, tunnel shafts, ground source heating and cooling system using penetrative methods) shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework.

- 27 No properties shall be occupied until confirmation has been provided that either:-

1. Capacity exists off site to serve the development; or
2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan; or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

- 28 Prior to above ground works for the detailed element a revised Energy Strategy shall be submitted and approved in writing and the development carried out in accordance with the approved strategy.

As part of Reserved Matters applications for all Development Plots, details of the energy supply for each building in the relevant Development Plot shall be submitted and approved by the Local Planning Authority. Details shall be in accordance with the Energy Statement unless otherwise agreed and shall include:

- i. Details of the energy supply for each building connections, including a statement of compliance with the Energy Statement;
- ii. Details of any temporary energy provision required; and
- iii. Details of the safeguarded provision for connections to an area wide heat network if feasible (as per Part A)

Reason: To ensure that the development is sustainable and complies with the requirements of Policies 5.2 and 5.6 of the London Plan (2016).

- 29 Prior to above ground works of any building, a rainwater and greywater feasibility study, investigating the potential for incorporating rainwater or greywater recycling, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and complies with the requirements of Policies 5.13, 5.14 and 5.15 of the London Plan (2016).

- 30 Prior to the commencement of any Development Plot hereby approved (including demolition and all preparatory work), the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- b) a full specification for the installation of boundary treatment works;
- c) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
- d) a specification for scaffolding and ground protection within tree protection zones;
- e) Boundary treatments within the RPA.

Prior to the commencement of any Development Plot hereby approved (excluding demolition and all preparatory work), 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. 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; and
- 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, CS5 and CS7 of the Barnet Local Plan, Policy 7.21 of the London Plan (2016) and pursuant to Section 197 of the Town and Country Planning Act 1990.

- 31 Prior to completion or first occupation of the relevant Development Plots, whichever is the sooner; details of treatment of all parts on the site 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 practise

5) types and dimensions of all boundary treatments; and

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.

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, CS5 and CS7 of the Barnet Local Plan and Policy 7.21 of the London Plan (2016).

- 32 Notwithstanding the content of plans hereby approved, prior to the commencement of above ground works within each Development Plot details comprising a scheme of measures to enhance and promote biodiversity within the development 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 development is first used.

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 Policies 5.11 and 7.19 of the London Plan (2016).

- 33 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.

- 34 Prior to first occupation within the relevant Development Plots, unless otherwise agreed in writing as part of the approved phasing, the play space and sport 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 Policy DM02 of the Barnet Local Plan and Policy 3.6 of the London Plan (2016).

- 35 Notwithstanding the details submitted with the application, prior to construction of above ground works of any building within the relevant Development Plot, the following details for that Development Plot 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 development 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.

- 36 The non-residential units within the relevant Development Plot shall not be occupied until an Operational Waste Management Plan, setting out the measures for the management of operational waste within that Development Plot, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is sustainable and complies with the requirements of Policy 5.3 of the London Plan (2016), and 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.

- 37 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 3.8 and 7.2 of the London Plan (2016); 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.

- 38 Prior to above ground works of a building within the relevant Development Plot, details shall be submitted and approved by the local planning authority demonstrating that the building 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 Local Plan.

- 39 Prior to occupation of the relevant phase 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 phase.

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.

- 40 Prior to construction of above ground works of the first phase of the outline element to include non-residential floorspace (excluding D1 and D2 floorspace), a Commercial Uses Strategy shall be submitted to and approved by the local planning authority and the recommendations implemented accordingly.

Reason: In the interests of establishing the proposed strategy for marketing and occupying the proposed A1, A2, A3, A4 and B1 floorspace.

- 41 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 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 (2016) and Barnet Core Strategy.

- 42 Prior to Demolition, Ground Works and Site Preparation Works for each Development Plot details of all highways to be stopped under Section 247 of the Town and Country Planning Act 1990 shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure that adequate public access is provided throughout the development.

- 43 No residential or commercial units shall be occupied until the access roads and highways works (on and off-site) associated with the block in which that unit is located are made available for use.

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

- 44 Unless otherwise agreed with the LPA, each phase of the development will be accompanied by review of network traffic conditions and the likely cumulative impact of the subject phase, with the scope to be agreed with the LPA. If it is demonstrated that mitigation measures would be required in order to ensure that the impact of the phase is not severe (as required by the NPPF) then details of this and its delivery shall be agreed prior to the phase proceeding.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development encourages sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 45 A Site Wide Pedestrian and Cycle 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 Pedestrian and Cycle Strategy unless 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 Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development encourages sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 46 Prior to first occupation of the relevant Development Plot a Pedestrian and Cycle Plan demonstrating compliance with the Site Wide Pedestrian and Cycle Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Pedestrian and Cycle Plan shall be implemented in accordance with the approved details before the buildings 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 Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development encourages sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 47 A Site Wide Sustainable Transport Strategy for the whole of Grahame Park development within the context of the wider Colindale area shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Unless otherwise agreed, this Strategy shall include but not be limited to the following details:

- i. When the phased delivery of roads / infrastructure will be built / delivered;
- ii. What public transport measures will be required at each phase which includes bus infrastructure / services and routing;
- iii. Design compliance to desire lines to public transport and key locations and the proposed improvements to facilitate this (this involves public transport accessibility);
- iv. Walking and cycling links and proposed improvements to facilitate this;
- v. Compliance with Healthy Streets approach to design and delivery of measures; and
- vi. Construction programme / phasing.

The development shall be carried out in accordance with the approved Transport Strategy unless 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 Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development encourages sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 48 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 unless 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 Policies 3.8 and 7.2 of the London Plan (2015) and also, To ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 49 Prior to first occupation of the relevant Development Plot a Car Parking Management Plan 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);
- iii. On-site parking controls and charges (if any);
- iv. The enforcement details of unauthorised parking in line with the Council's parking regime in Colindale within the development's surrounding area;
- v. 'Blue badge' space quantities in accordance with the London Plan;
- vi. Location of car club space (if required) in accordance with Site Wide Parking Strategy;
- vii. 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. For non-residential spaces, provision at 20% of spaces shall be undertaken with potential provision at a further 10% of spaces;
- viii. 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 and the abovementioned provisions shall be implemented in accordance with the approved details before the buildings 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 Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 50 Prior to first occupation within each development plot the developer shall hereby submit for approval in writing by the Local Planning Authority, a Temporary Parking Strategy to respond to the phased construction of the development in line with the Phasing Plan (also to be submitted from approval). The details of the temporary car parking during the development build-out shall include:
- i. Management of existing car parking spaces;
  - ii. Displacement and replacement of parking spaces within the development site boundary for residents;
  - iii. Associated controls on these spaces.

Reason: To ensure the development meets the needs of its existing and future occupiers and to comply with the requirements of Policies 3.8 and 7.2 of the London Plan (2016) and also, to ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Policies CS9 and DM17 of the Barnet Local Plan.

- 51 Prior to above ground works for each 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 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 Policies CS9 and DM17 of the Barnet Local Plan, and the London Cycling Design Standards (2016).

- 52 No building shall be occupied until a Delivery and Servicing Management Plan in respect of that building 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 Policies CS9 and DM17 of the Barnet Local Plan.

- 53 Prior to first occupation within the relevant Development Plot, a communal/centralised satellite and television reception equipment shall be installed on all blocks 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 of the Barnet Local Plan.

- 54 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 of the Barnet Local Plan.

- 55 The proposed flexible non-residential floorspace at ground floor hereby approved shall not be used for a nightclub, music venue, concert venue, bingo hall, or a place of worship or any equivalent uses within Classes D2 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that occupation of the premises does not prejudice the amenities of future residential occupiers in accordance with Policies DM01 and DM13 of the Barnet Local Plan.

- 56 In respect of any future Class A3/4 occupation, no persons other than staff shall be permitted to be on the premises between the hours of 23.30 and 08.00 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that occupation of the premises does not prejudice the amenities of future residential occupiers in accordance with Policies DM01 of the 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 Statement shall include as a minimum details of:
  - o Site hoarding
  - o Wheel washing

- o Dust suppression methods and kit to be used
- o 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.
- o 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
- o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- o 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 (2012) / National Planning Practice Guidance (2014);
- 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 Environmental Permit The proposed energy centre associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).

6 Advice to applicant Environment Agency

No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals.

The previous use of the proposed development site as an air field presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon Principal Chalk aquifer (at depth).

Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution. A piling risk assessment and appropriate mitigation measures should be submitted with consideration of the EA guidance. During piling works (especially if the piles extend to the Chalk within SPZ1 saturated zone) due to the proximity of nearby potable abstractions the weekly groundwater monitoring for insitu parameters and turbidity should be considered.  
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>



We recommend that developers should: Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.

Refer to the contaminated land pages on GOV.UK for more information. We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- o BS5930:2015 Code of practice for site investigations;
- o BS 10175:2011 A1:2013 Code of practice for investigation of potentially contaminated sites;
- o BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- o BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- o Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. The DQRA report should be prepared by a "Competent person" E.g. a suitably qualified hydrogeologist.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment.

- o GP3 version 1.1 August 2013 provided further guidance on setting compliance points in DQRAs.
- o Where groundwater has been impacted by contamination on site, the default compliance point for both Principal and Secondary aquifers is 50m. Where leaching tests are used it is strongly recommended that BS ISO 18772:2008 is followed as a logical process to aid the selection and justification of appropriate tests based on a conceptual understanding of soil and contaminant properties, likely and worst-case exposure conditions, leaching mechanisms, and study objectives. During risk assessment one should characterise the leaching behaviour of contaminated soils using an appropriate suite of tests. As a minimum these tests should be:
  - o upflow percolation column test, run to LS 2 - to derive kappa values;
  - o pH dependence test if pH shifts are realistically predicted with regard to soil properties and exposure scenario; and
  - o LS 2 batch test - to benchmark results of a simple compliance test against the final step of the column test. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after

completion of ground works, and then quarterly for the remaining 9-month period.)

Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual

[http://www.ciria.org/Resources/Free\\_publications/SuDS\\_manual\\_C753.aspx](http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx)

## 7 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.

## 8 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.

## 9 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.

## 10 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.

#### 11 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.

#### 12 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 pre-empt the outcome of the consultation process.

#### 13 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.

#### 14 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.

#### 15 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.

#### 16 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.

#### 17 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.

18 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](http://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](mailto: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](http://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/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.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](http://legislation.gov.uk)

Please visit

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

**Date of Decision: 31 July 2020**

**Signed:**



**Fabien Gaudin**  
**Service Director – Planning and Building Control**

**NOTE(S):**

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).