

Planning and Building Control, 2 Bristol Avenue
Colindale, London, NW9 4EW
Contact Number: 0208 359 4729

Miss Rudra Rhodes
HGH Consulting
45 Welbeck Street
London
W1G 8DZ

Application Number: **22/2599/RMA**
Registered Date: 16 May 2022

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

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

APPROVES THE FOLLOWING DETAILS:

Reserved Matters application seeking approval of, layout, scale, appearance, access and landscaping in respect of Plots H and K (Phase 2) of the Grahame Park Stage B Regeneration pursuant to Conditions 7, 10, 12, 28 and 44 attached to hybrid planning permission reference 19/5493/OUT dated 31st July 2020, involving the erection of buildings ranging between 3 and 14 storeys high comprising of 364 residential dwellings and flexible commercial space (Use Class E), a housing office (Use Class E), community centre (Use Class F2(b)), energy centre, public open space and public realm, car parking spaces, cycle parking spaces, refuse storage space, construction of part of Bristol Avenue and other associated works. The application is accompanied by an Environmental Statement of Compliance

At: Grahame Park Estate, Colindale, London, NW9,

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

Subject to the following condition(s):

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

Drawings:

HP-PTA-MP-ZZ-DR-A-1100_S4-PL2 Site Location Plan
HP-PTA-PH2-RF-DR-A-9000_S4-PL3 PH2 - General arrangement plan -
Proposed Site Plan

HP-PTA-PH2-RF-DR-A-9001_S4-PL2 PH2 - General arrangement plan -
Proposed Interim Site Plan

HP-PTA-H0-00-DR-A-9100_S4-PL3 Plot H - General arrangement plan - Ground
floor
HP-PTA-H0-01-DR-A-9101_S4-PL3 Plot H - General arrangement plan - Level 01
HP-PTA-H0-02-DR-A-9102_S4-PL3 Plot H - General arrangement plan - Level 02
HP-PTA-H0-03-DR-A-9103_S4-PL3 Plot H - General arrangement plan - Level 03
HP-PTA-H0-04-DR-A-9104_S4-PL3 Plot H - General arrangement plan - Level 04
HP-PTA-H0-05-DR-A-9105_S4-PL3 Plot H - General arrangement plan - Level 05
HP-PTA-H0-06-DR-A-9106_S4-PL3 Plot H - General arrangement plan - Level 06
HP-PTA-H0-07-DR-A-9107_S4-PL3 Plot H - General arrangement plan - Level 07
HP-PTA-H0-08-DR-A-9108_S4-PL3 Plot H - General arrangement plan - Level 08
HP-PTA-H0-09-DR-A-9109_S4-PL3 Plot H - General arrangement plan - Level 09
HP-PTA-H0-10-DR-A-9110_S4-PL3 Plot H - General arrangement plan - Level 10
HP-PTA-H0-11-DR-A-9111_S4-PL3 Plot H - General arrangement plan - Level 11
HP-PTA-H0-12-DR-A-9112_S4-PL3 Plot H - General arrangement plan - Level 12
HP-PTA-H0-13-DR-A-9113_S4-PL3 Plot H - General arrangement plan - Level 13
HP-PTA-H0-RF-DR-A-9115_S4-PL3 Plot H - General arrangement plan - Roof
Level

HP-PTA-K0-00-DR-A-9100_S4-PL3 Plot K - General arrangement plan - Ground
Floor
HP-PTA-K0-01-DR-A-9101_S4-PL3 Plot K - General arrangement plan - Level 01
HP-PTA-K0-02-DR-A-9102_S4-PL3 Plot K - General arrangement plan - Level 02
HP-PTA-K0-03-DR-A-9103_S4-PL3 Plot K - General arrangement plan - Level 03
HP-PTA-K0-04-DR-A-9104_S4-PL3 Plot K - General arrangement plan - Level 04
HP-PTA-K0-05-DR-A-9105_S4-PL3 Plot K - General arrangement plan - Level 05
HP-PTA-K0-06-DR-A-9106_S4-PL3 Plot K - General arrangement plan - Level 06
HP-PTA-K0-07-DR-A-9107_S4-PL3 Plot K - General arrangement plan - Level 07
HP-PTA-K0-08-DR-A-9108_S4-PL3 Plot K - General arrangement plan - Level 08
HP-PTA-K0-09-DR-A-9109_S4-PL3 Plot K - General arrangement plan - Level 09
HP-PTA-K0-10-DR-A-9110_S4-PL3 Plot K - General arrangement plan - Level 10
HP-PTA-K0-11-DR-A-9111_S4-PL3 Plot K - General arrangement plan - Level 11
HP-PTA-K0-M0-DR-A-9119_S4-PL3 Plot K - General arrangement plan -
Mezzanine Floor
HP-PTA-K0-RF-DR-A-9115_S4-PL3 Plot K - General arrangement plan - Roof
Level

HP-PTA-H0-ZZ-DR-A-9200_S4-PL2 Plot H - General arrangement elevation - H2
& H4 south
HP-PTA-H0-ZZ-DR-A-9201_S4-PL2 Plot H - General arrangement elevation - H1
& H3 north
HP-PTA-H0-ZZ-DR-A-9202_S4-PL2 Plot H - General arrangement elevation - H1
& H2 west
HP-PTA-H0-ZZ-DR-A-9203_S4-PL2 Plot H - General arrangement elevation - H1
and H2 east
HP-PTA-H0-ZZ-DR-A-9204_S4-PL2 Plot H - General arrangement elevation - H1
south & H2 north
HP-PTA-H0-ZZ-DR-A-9205_S4-PL2 Plot H - General arrangement elevation - H3
and H4 west

HP-PTA-H0-ZZ-DR-A-9206_S4-PL2 Plot H - General arrangement elevation - H3 and H4 east

HP-PTA-H0-ZZ-DR-A-9207_S4-PL2 Plot H - General arrangement elevation - H3 south & H4 north

HP-PTA-K0-ZZ-DR-A-9200_S4-PL3 Plot K - General arrangement elevation - K1 & K2 south

HP-PTA-K0-ZZ-DR-A-9201_S4-PL3 Plot K - General arrangement elevation - K1 & K2 north

HP-PTA-K0-ZZ-DR-A-9202_S4-PL3 Plot K - General arrangement elevation - K1 west

HP-PTA-K0-ZZ-DR-A-9203_S4-PL2 Plot K - General arrangement elevation- K2 east

HP-PTA-K0-ZZ-DR-A-9204_S4-PL2 Plot K - General arrangement elevation - K2 west

HP-PTA-K0-ZZ-DR-A-9205_S4-PL3 Plot K - General arrangement elevation - K1 east

HP-PTA-H0-ZZ-DR-A-9302_S4-PL3 Plot H - General arrangement section - C-C

HP-PTA-H0-ZZ-DR-A-9304_S4-PL3 Plot H - General arrangement section - E-E

HP-PTA-H0-ZZ-DR-A-9305_S4-PL3 Plot H - General arrangement section - F-F

HP-PTA-K0-ZZ-DR-A-9300_S4-PL4 Plot K - General arrangement section - A-A

NHG-GPE_HTA-L_DR_0900_C Landscape GA - Render Masterplan

NHG-GPE_HTA-L_DR_0901_D Landscape GA - Hard Landscape - Ground Floor

NHG-GPE_HTA-L_DR_0902_B Landscape GA - Planting Plan - Ground Floor

NHG-GPE_HTA-L_DR_0903_B Landscape GA - Levels Plan - Ground Floor 1 of 2

NHG-GPE_HTA-L_DR_0904_B Landscape GA - Levels Plan - Ground Floor 2 of 2

NHG-GPE_HTA-L_DR_0905_B Landscape GA - Soiling Plan - Ground Floor

NHG-GPE_HTA-L_DR_0923_D Landscape GA - Hard Landscape - Blocks H and K Podiums

NHG-GPE_HTA-L_DR_0924_B Landscape GA - Planting Plan - Blocks H and K Podiums

NHG-GPE_HTA-L_DR_0925_B Landscape GA - Soiling Plan - Blocks H and K Podiums

NHG-GPE_HTA-L_DR_0950_C Typical Details - Site Sections - Ground Floor

NHG-GPE_HTA-L_DR_0951_B Typical Details - Site Sections - Blocks H Podium

NHG-GPE_HTA-L_DR_0952_B Typical Details - Site Section - Blocks K Podium

NHG-GPE_HTA-L_DR_0960_B Typical Details - Soft Landscape

NHG-GPE_HTA-L_DR_0961_B Typical Details - Hard Landscape

Documents:

Schedule of Accommodation (03 May 2022) prepared by Patel Taylor Architects

Arboricultural Impact Assessment & Method Statement (May 2022), prepared by Tamla Trees

Daylight and Sunlight Report (April 2022), prepared by Point 2 Surveyors Ltd

Internal Daylight Report (April 2022), prepared by Point 2 Surveyors Ltd

Design and Access Statement (May 2022), prepared by Patel Taylor Architects

Drainage & SuDS Strategy (22 April 2022), prepared by Curtins Consulting Ltd

Energy and Overheating Assessment (22 April 2022), prepared by Max Fordham LLP

Equalities Impact Assessment (May 2022), prepared by hgh Consulting

Environmental Statement of Compliance (May 2022), prepared by hgh Consulting
RIBA Stage 3 Fire Strategy Report Plot H (26 April 2022), prepared by FDS Consult UK
RIBA Stage 3 Fire Strategy Report Plot K (26 April 2022), prepared by FDS Consult UK
Block H Planning Gateway 1 Fire Statement (23 March 2022), prepared by FDS Consult UK
Block K Planning Gateway 1 Fire Statement (24 March 2022), prepared by FDS Consult UK
Phase 2 Ground Investigation (09 February 2022), prepared by Curtins Consulting Ltd
Planning Statement (May 2022), prepared by hgh Consulting
Ecological Update (2022), prepared by ADAS
Statement of Community Involvement (May 2022), prepared by hgh Consulting
Sustainability Statement (22 April 2022), prepared by Max Fordham LLP
Transport Statement (28 April 2022), prepared by RPS Consulting Services Ltd
Utilities Statement (22 April 2022), prepared by Max Fordham LLP
Quantitative Wind Microclimate Assessment (21 April 2022), prepared by SLR Consulting

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 2 Prior to the commencement of the highways works, a suitably worded agreement shall be entered into with the Highway Authority to secure delivery of the highways works. The highways works shall be completed in accordance with the details in the agreement.

Reason: to ensure the appropriate deliver of the highway works in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 3 Prior to the felling of the group of trees ref TG3 (as shown on the Tree Constraints Plan at Appendix 5 of the Tamala Trees Arboricultural Impact Assessment & Method Statement dated May 2022) a Ground Level Tree Assessment shall be undertaken by a suitably trained ecologist to assess the trees for potential bat roost features.

If bat roost features are found, a climbing inspection by a suitably trained ecologist with the use of an endoscope to determine the presence or absence of roosting bats shall be carried out between May and September.

If no bats are recorded within the trees, then a report containing the findings of the surveys shall be submitted to and approved by the local planning authority in writing prior to the felling of the trees.

If a roosting bat is discovered, then works that would impact the tree must not take place until Natural England has been informed and the appropriate European Protected Species mitigation licence has been obtained.

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

- 4 Prior to the commencement of the development, a revised fire strategy that includes details of the means of access, egress and escape for each building and firefighting access and facilities in each car park will be submitted to and agreed in writing by the local planning authority.

The development will be carried out in accordance with the approved details.

Reason: To ensure that the fire safety of the proposed buildings is managed in a satisfactory manner and ensure that the development contributes to fire safety in line with Policy D12 of the London Plan (2021).

- 5 Prior to the commencement of above ground works for each individual building, the following details for that building 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 Policy D4 of the London Plan (2021).

INFORMATIVE(S):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process

to ensure that the proposed development is in accordance with the Development Plan.

- 2 Bats and their roost are strictly protected from damage or disturbance under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Section 42 of the Conservation of Habitat and Species Regulation 2017. Therefore, any activities which have the potential to impact a bat, or its roost will require appropriate mitigation and compensation under the auspice of a Natural England European Protected Species mitigation licence. Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan and 2021 Environment Act 2021.

- 3 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7CAndrew.Dillon%40Barnet.gov.uk%7C2a2573d6ac64a3d88a408da4d2466fd%7C1ba468b914144675be4f53c478ad47bb%7C0%7C0%7C637907115978311828%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=0ufHg79rekdJRcj8K3h6v9XT89CNPqseb2TK6dC4o74%3D&reserved=0> . Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local water courses.

Date of Decision: 21 February 2023



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), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.