

**North London Business Park  
Brunswick Park Road, N11**

**Planning Statement**

**August 2021**

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## Executive Summary

Daniel Watney LLP has been instructed by Comer Homes Group to submit a hybrid planning application for the residential-led redevelopment of the North London Business Park, also to be known as Royal Brunswick Park.

The site benefits from an extant planning permission granted in early 2020 for the wholesale redevelopment of the site to deliver 1,350 residential units alongside a new secondary school, additional non-residential floorspace and public realm.

A summary of the proposals subject to this planning application is as follows:

- Comprehensive redevelopment of the site to deliver up to 2,428 new residential units, including affordable housing, alongside a new secondary school, a nursery, office workspace and flexible non-residential use;
- Of the non-residential usage, proposed provision of 2,353 sqm (GIA) Class E floorspace, 960 sqm of nursery space (Class F1) and a further 3,835 sqm of flexible Class E / Class F floorspace;
- Extensive landscaping throughout including new parkland areas, courtyard amenity space and dedicated play space;
- Provision of car and cycle parking within the basement level, prioritising the landscape for pedestrian usage;

Overall, the scheme will deliver substantial benefits through the significant delivery of housing, a new 5 form entry secondary school building, a range of further non-residential uses including affordable workspace and community facilities, public realm, amenity and play space, transport and infrastructure improvements and financial contributions through CIL and Section 106.

By seeking to optimise and reconfigure the use of this key site, there is an opportunity to significantly enhance the contribution that it makes to the vitality of both LB Barnet and more strategically to London.

The proposed development is therefore considered to be entirely consistent with the core principles set out in the NPPF and the adopted and emerging planning policy position.

## 1. Introduction

Daniel Watney has been instructed by Comer Homes Group to submit a revised hybrid planning application for the residential-led redevelopment of the North London Business Park, Brunswick Park, N11.

Supported by this Planning Statement, floorplans and elevations, and a full suite of design and technical assessments, this hybrid planning application proposes the following:

*“Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed use development. The detailed element comprises up to 461 residential units in five blocks reaching 9 storeys, the provision of a 5 form entry secondary school, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road and; the outline element comprises up to 1,967 additional residential units in buildings ranging from three to twelve storeys, up to 7,148 sqm of non-residential floor space (use Class E) and approximately 20,250 sqm of public open space. Associated site preparation/enabling work, transport infrastructure and junction work, landscaping and car parking.”*

This Planning Statement outlines the site and surrounding context before turning to planning history and the proposed scheme. It then goes on to set out the relevant planning considerations and the ways in which the proposal complies with adopted and emerging policy at a national, regional and local level.

In summary, the delivery of much needed housing on this suitable and available brownfield site is embedded within local, regional and national planning policy and guidance. Planning permission was recently granted at appeal in February 2020 so the site therefore benefits from support for the principle of wholesale, residential-led redevelopment.

The current proposal has taken on board the Inspector’s comments from the 2020 appeal, and has evolved through further pre-application engagement and collaboration with officers over the course of 2021, including several meetings with local planning, design and highways officers, a Design Review Panel, meetings with the GLA and TfL and various public engagement.

In addition to this Planning Statement, this application is supported by:

- Application forms and ownership certificates, prepared by Daniel Watney LLP;
- Community Infrastructure Levy forms, prepared by Daniel Watney LLP;
- Planning Application Specification Document, prepared by Daniel Watney LLP;
- Red Line Boundary Plan, prepared by Plus Architecture;
- Existing and Proposed Plans, prepared by Plus Architecture;
- Detailed Development Schedule, prepared by Plus Architecture;
- Illustrative Masterplan, prepared by Plus Architecture;
- Design and Access Statement incorporating Landscape Assessment and Inclusive Design Statement), prepared by Plus Architecture and HED Architecture;
- Environment Statement, prepared by Greengage;
- Environment Statement Non-Technical Summary, prepared by Greengage;
- Townscape and Visual Impact Assessment, prepared by Peter Stewart Consultancy;
- Transport Assessment including Travel Plan, Delivery and Servicing Plan, prepared by Stomor;
- Affordable Housing and Viability Statement, prepared by Douglas Birt Consulting;
- Energy Statement including Overheating Assessment, prepared by MKGG;
- Noise Assessment, prepared by RSK;
- Ecological Assessment, prepared by Greengage;
- Arboricultural Assessment, prepared by Greengage;
- Geotechnical Assessment, prepared by RSK;
- Utilities Strategy, prepared by MKPG;
- Statement of Community Involvement, prepared by BECG;
- Air Quality Assessment, prepared by RSK;
- Flood Risk Assessment, prepared by Stomor;
- Parameter Plans, prepared by Plus Architecture;
- Outline Development Schedule, prepared by Plus Architecture;

- The Design Principles Document, prepared by Plus Architecture;
- Fire Statement, prepared by Fire Risk Solutions;
- Circular Economy Statement, prepared by Greengage;
- Whole Life Cycle Carbon Assessment, prepared by Greengage;
- Biodiversity Assessment, prepared by Greengage;
- Sunlight/Daylight Assessment, prepared by eb7; and
- Wind and Microclimate Assessment, prepared by RWDI.

## 2. Site and Surroundings

This planning application concerns the redevelopment of the North London Business Park (“the Site” or “NLBP”), which is located within the Brunswick Park Ward in the east of the London Borough of Barnet.



**Figure 1: Site Location**

The Site measures 16.53 hectares, of which approximately 13 hectares is still currently undeveloped, comprising areas of disused open space and car parking. The Site is bounded by the East Coast Mainline railway along the entire western boundary, whilst the New Southgate Cemetery is adjacent to the eastern boundary.

Properties to the north and south are predominantly residential, typically characterised by two/three storey suburban detached, semi-detached and terraced housing. The Site does not contain any listed buildings, nor is it located within a Conservation Area.

Standard Telephone and Cable (STC) developed the Site in the 1920s and manufactured a range of telecommunications equipment, including radio equipment for aircraft during the Second World War. The Site in its current form was built for Northern Telecom (Nortel) during the late 1990s, however they never occupied the Site before vacating the premises in 2002. It provides circa 38,000 sq m of office, temporary educational and community floorspace developed in a campus style with approximately 1,300 car parking spaces and is currently let to a variety of occupiers, including Barnet Council / Capita.

There are principally 4 buildings on site providing office accommodation in buildings up to ground plus three storeys. Barnet Council previously occupied over 55% of the total floorspace on the site, however they have recently relocated their services to Colindale, vacating the site in November 2017. Some of the office buildings remain occupied on short tenancies with Building 3 providing flexible workspace for businesses.

The St Andrew the Apostle School are currently present on Site, occupying ‘Building 5’ on a temporary basis, which is a central block to the west of the existing lake.

The northernmost existing building on the Site is currently occupied for a variety of purposes such as function / conference purposes, as well as an existing nursery.

The Site varies significantly in topography with a steep gradient comprising a level difference of 24 metres across the Site from the northern boundary to its lowest point at Brunswick Park Road.

A lake currently occupies part of the lower section of the Site, which can be seen upon entry from Brunswick Park Road. This is a man-made structure dating from the mid-1980s with the primary function of water attenuation. The lake has become a local habitat for Canadian Geese.

The nearest National Rail stations to the Site are New Southgate to the south and Oakleigh Park to the north, both of which are located within one mile of the Site and provide access to central London within 20 minutes. Also located within one mile of the Site is Arnos Grove Station which provides access to the London Underground Piccadilly Line.

New Southgate is also identified as a preferred location for Crossrail 2, which is proposed to connect National Rail networks in Surrey and Hertfordshire and link in with the existing London railway infrastructure, through

tunnels connecting Wimbledon and New Southgate.

The Site is served by the 382 bus along Brunswick Park Road connecting the Site from Southgate in the east, to Friern Barnet and Finchley in the west, and also the 34 (connecting the Site from Barnet in the west to Walthamstow in the east) and 251 (connecting the Site from Edgware in the west to Friern Barnet in the east) from Oakleigh Road South.

The PTAL of the site is currently 1-2, however it is expected that the likely introduction of Crossrail 2 to New Southgate, alongside the significant infrastructure improvements that would be seen as a result of this masterplan development, would increase this rating.

The site has two principal access points, one to the south onto Oakleigh Road South (A109) and one to the east onto Brunswick Park Road. There is also a redundant, unused access point to the northern boundary which would provide access to Ashbourne Avenue, were it not currently fenced off. Ashbourne Avenue leads onto Russell Lane (B1453), which comprises a neighbourhood retail frontage.

The buildings were constructed to suit a single occupier with large atria and communal areas, an approach which does not suit self-contained office occupiers. A large proportion of the gross internal floorspace is not net-lettable as it has been given over to these communal and circulation spaces and thus the Site has not been well occupied.

Building 3 however currently comprises the Comer Innovation Centre, which offers very short-leasing arrangements. This building provides short-term leasing structures which has made it very popular for small and medium sized businesses. However, the vacancy levels in the remaining buildings reflect the unsuitability of the buildings for modern office occupiers.

Until November 2017, there were approximately 1,550 people employed on the Site across the various tenants. However, LB Barnet vacated their premises in November 2017, and employment levels across the site have since reduced significantly.

Due to the rate of vacancy across the site to date, it is estimated that only 420 people are employed within the Business Park, 80 of which are subject to the new 5FE secondary school (proposed through this planning application) being developed.

### 3. Planning History

#### *The 2020 Permission*

The site benefits from planning permission for wholesale redevelopment. The previous application was also submitted in hybrid form and planning permission was granted at appeal by the Secretary of State in February 2020 for:

*“the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development. The detailed element comprises 360 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and; the outline element comprises up to 990 additional residential units in buildings ranging from two to nine storeys, up to 5,177 sq m of non-residential floor space (Use Classes A1-A4, B1 and D1) and 2.54 hectares of public open space. Associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking.”*

(LB Barnet reference 15/07932/OUT and PINS reference APP/N5090/W/17/3189843)

The planning application was recommended for approval by LB Barnet Officers but refused by Members of the Planning Committee in June 2017.

The application was subsequently appealed and recovered by the Secretary of State (SoS), where an Inquiry was held between October and November 2018.

The Inspector reported to the SoS in January 2019 recommending the appeal to be allowed, with the SoS agreeing in January 2020, issuing the decision allowing the appeal.

In approving the scheme, the SoS and the Inspector discussed the following points and conclusions in the Appeal Decision which can be found in **Appendix 1**:

#### *Impact of the proposal on the character and appearance of the area*

- It was agreed by the decision takers, that it was the elements of the scheme that were over 7 storeys, and the scale and massing of the development, that formed the primary matters of concern;
- Both the Inspector and SoS agreed that the existing character of the North London Business Park is entirely different to the surrounding area and as existing it does not contribute towards the character and appearance of the area;
- Both considered that the proposed layout and height strategy was appropriate to the current character of the site and that the taller buildings would not be visually obtrusive to those living around the site;
- Both considered that whilst the taller buildings would be visible from locations in the surrounding area, they would primarily be part of the background cityscape, a characteristic of London even in the suburbs;
- Both felt that the appearance, scale, mass, height and pattern would not adversely affect the character and appearance of the area;
- Both felt there was a conflict with the local plan, as tall buildings were not envisioned for the site. They concluded that there was conflict with LBB policies CS5 and DM05, and whilst London Plan Policy 7.7 [superseded] could be favoured as a more recent policy and would be more permissive of a tall building in this location, there is still some conflict with part of this policy which require tall buildings to be planned;

#### *Housing Land Supply*

- Both agreed that LB Barnet's housing land supply was between 4.8 – 5.1 years, both of which would include the dwellings subject to the appeal. Both concluded that the delivery of 1,350 new homes would represent a clear benefit attracting significant weight;



## *Other Matters*

- Both agreed that the provision of a serviced plot for a replacement secondary school would carry great weight in favour of the proposal;
- Both agreed that the public accessibility to the sports facilities, the provision of public open space, the provision of community floorspace and the CIL generated by the proposal are all significant and substantial benefits of the proposal which carry significant weight in favour of the proposal;
- Both concluded that in highways terms, the development would not adversely affect the amenity of surrounding developments and considered this neutral in terms of the balance;

## *Decision*

In arriving at a decision, the SoS considered that the appeal scheme was not in accordance with Policies CS5 and DM05, nor London Plan Policy 7.7 [superseded] and was therefore not in accordance with the development plan overall;

However the SoS considered that there were material considerations which indicated that the proposal should be determined other than in accordance with the development plan (new homes including affordable, replacement secondary school, open space, sports facilities, community space, LBB being unable to demonstrate a FYHLS without this site), and therefore concluded that the appeal should be allowed.

The hybrid permission was approved as follows:

- Phase 1 was approved in detail and comprises 360 residential units in five blocks reaching up to 8 storeys, alongside the provision of a 5 form entry secondary school including a multi-use sports pitch and associated changing facilities, MUGA facilities on the school roof, improvements to open space and transport infrastructure; and
- Phases 2 – 5 were approved in outline and comprise a further 990 residential units in buildings ranging from two to nine storeys, up to 5,177 sqm of non-residential floorspace including shops, offices, food and drink, and public buildings. This includes 2.54 hectares of public open space including play, alongside associated transport infrastructure, further landscaping and car parking.

The original decision was corrected under the Slip Rule to ensure the description of development was consistent with the scheme that was decided at committee, with the final decision from the SoS being issued on 24 February 2020.

The scheme was originally designed through extensive pre-application engagement with LB Barnet and the GLA between 2013-2015 before the submission was made in December 2015.

Amendments to the scheme and the Environmental Statement was made in June 2016 and March 2017 to address comments raised by statutory and local consultees.

The Environmental Statement was further updated in July 2018 at the request of the Planning Inspectorate during the course of the Inquiry process.

## *Historic Planning History*

Daniel Watney has also reviewed the earlier planning history for the Site as made available by LB Barnet. Please note that it is the responsibility of LB Barnet to maintain these files as Local Planning Authority and we are not liable for the accuracy of the information available.

There is a range of planning history records available online, including many minor applications relating to telecommunications equipment, tree pruning and air conditioning units. Whilst available online, Table 2 does not refer to the full planning history for the site, rather those applications which have had a bearing on the use of the property.

LB Barnet Reference	Description	Decision	Date
19/6119/192	Use of room as office for mini cab administrative purposes	Lawful	18/12/2019
19/3798/FUL	Change of use to college of animal welfare (Class D1) for a temporary period of 3 years.	Approved	15/10/2019
17/1426/FUL	Temporary change of use from office (Class B1) to educational use (D1) to part of second floor of Building 4, conversion of the 'south' car park to provide a multi-use games area, including new fencing and associated works.	Approved	27/10/2019
15/05245/192	Use of suite as office for taxi administrative purposes.	Lawful	22/10/2015
B/01735/13	Change of use of Building 5, from Business (B1) to Educational (D1) use for a temporary period (3 years), including external alterations to provide car parking and fencing.	Approved	25/07/2013
B/04375/12	Application for a Lawful Development Certificate for an Existing Use relating to the use of the existing café at Building 4 ancillary to the use of the main office	Lawful	21/12/2012
B/03102/09	Change of use of Building 3 from B1 office to D1 college for a temporary period.	Approved	21/12/2009
N00429GJ/07	Single storey rear extension to provide garage plus associated works to Building 4.	Approved	11/09/2007
N00429GH/07	Temporary change of use of existing Building 5 (4,800 sq m) for 3 years for Class D1 further education use for Barnet College.	Approved	10/10/2007
N00429GD/06	Change of use of part of existing social club to day nursery	Approved	02/08/2006
N00429GA/05	Temporary change of use of part ground floor of Building 2 from offices (B1) to higher education (D1).	Approved	28/09/2005
N00429FU/04	Construction of a new glazed link between buildings 2 and 3 for temporary use for 5 years as entrance to Barnet College.	Approved	17/12/2004
N00429FN/04	Use of Building 3 for Class D1 education use for a temporary period incorporating provision for 180 car parking spaces.	Approved	23/07/2004

**Table 2: NLBP Historic Planning History**

## 4. Proposed Development

This planning application seeks the comprehensive redevelopment of the NLBP to deliver a residential-led scheme.

The proposed description of development is as follows:

*“Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed use development.*

*The detailed element comprises up to 461 residential units in five blocks reaching up to 9 storeys, the provision of a 5 form entry secondary school, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road and;*

*The outline element comprises up to 1,967 additional residential units in buildings ranging from three to twelve storeys, up to 7,148 sqm of further non-residential floor space (use Classes E and F) and approximately 20,250sqm of open space.*

*Associated site preparation/enabling work, transport infrastructure and junction work, landscaping and car parking.”*

The application is referable to the Mayor of London under Category 1A and 1C(c) of the Schedule to the 2008 Order:

*“Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.” [1A]*

*“Development which comprises or includes the erection of a building of one or more of the following descriptions... (c) the building is more than 30 metres high and is outside the City of London.” [1C]*

## 5. Pre-Application Engagement

The scheme has evolved extensively through the pre-application engagement had with the London Borough of Barnet (LB Barnet), the Greater London Authority (GLA), Transport for London, Urban Design London, local councillors and local residents.

An initial pre-application meeting was held with LB Barnet on 3 February 2021, primarily to discuss the principle of a revised residential-led development of a higher density following on from the previously consented scheme, the SoS and Inspector's comments, and within the context of changing planning policy requirements.

A Planning Performance Agreement (PPA) was signed between the Applicant and LB Barnet and several pre-application meetings including design and highway-focused workshops have been held with Officers, TfL and the GLA on the following dates:

- NLBP Pre-App with LB Barnet – 3 February 2021
- NLBP Pre-App Meeting with LB Barnet – 8 February 2021
- NLBP Design Workshop with LB Barnet – 1 April 2021
- NLBP Highways Scoping Meeting – 14 April 2021
- NLBP Pre-App meeting with GLA – 21 April 2021
- TfL Pre-App Meeting – 19 May 2021
- NLBP Highways Workshop – 22 July 2021
- NLBP Trees/Landscaping Workshop – 23 July 2021

In addition to the above, the Applicant Team presented the scheme to the UDL Design Review Panel on 15 April 2021.

Meetings with elected representatives and stakeholders were also undertaken on the following dates, which is detailed further in the accompanying Statement of Community Involvement.

- Meeting with Cllr Daniel Thomas – 21 January 2021
- Meeting with Theresa Villiers MP – 5 March 2021
- Meeting with Cllr Shimon Ryde – 11 March 2021
- Meeting with Cllr Lisa Rutter and Cllr Roberto Weeden Sanz – 16 April 2021
- Meeting with Cllr Eva Greenspan – 22 July 2021

Due to the outbreak of COVID-19, the Applicant held a virtual public exhibition which ran from 27 April to 11 May 2021. In addition to this, two public webinar sessions were held on 28 April 2021 and 5 May 2021.

The full details of these events and meetings are held within the Statement of Community Involvement, prepared by BECG submitted with this planning application.

## 6. Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.

The relevant Development Plan documents for the site currently comprise the following:

- Core Strategy DPD (2012)
- Development Management Policies DPD (2012)
- North London Waste Plan;
- London Plan (2021)

There are a range of policy documents and guidance that will form material considerations in the determination of this planning application including the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and various Supplementary Planning Documents (SPDs) and Guidance (SPGs) adopted by both LB Barnet and the GLA.



Figure 1: Policy Map Excerpt

The extract shows the site outlined in red, added to the Policies Map for clarity.

In addition to the adopted Development Plan and associated guidance documents, LB Barnet is currently reviewing and updating the Borough's Local Plan. Consultation on the draft Local Plan (Regulation 18) took place between January - March 2020 whilst the Regulation 19 Local Plan recently underwent public consultation between June and August 2021.

The Regulation 18 Local Plan was published in January 2020, one month before planning permission was granted at appeal for the NLBP site. This stated that the Site (Site Number 2) had indicative capacity for 1,000 new homes. Daniel Watney LLP made representations to the Regulation 18 version of the draft Local Plan, highlighting that the outcome of the SoS's decision should be taken in to account when drafting the Local Plan.

The Regulation 19 draft Local Plan allocates the NLBP (Site Number 2) for residential development (1350 units) alongside a school, multi-use sports pitch, employment and associated car parking. This has taken account of the recent planning permission which is welcome. However, the Applicant team has highlighted to the Council its concern with Policy CDH04 and its oversight of the NLBP site, which expressly permits 9 storey buildings which fall within their tall building classification of anything 8 storeys and above.

## 7. Planning Considerations

This section reviews the Proposed Development which has been submitted and assesses it against the relevant planning considerations set out in national, strategic and local planning policy, as well as taking account of the SoS's recent decision to grant planning permission for a residential-led development on the NLBP site. This section assesses both the outline and detailed components submitted as part of this hybrid planning application.

### Principle of Development

#### *Loss of Employment Floorspace*

The NPPF seeks to achieve sustainable development through the planning system – specifically through the paragraphs of Section 11 which sets out how to make the most effective use of land.

Paragraph 117 states that planning policies and decisions should promote an effective use of land, in a way that “*makes as much use as possible of previously-developed or ‘brownfield’ land*”, while Paragraph 118 asks that decision-makers “*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*”.

Part (d) of this paragraph also highlights the support that should be given to the development of underutilised land and buildings.

Policy E1 of the London Plan encourages the enhancement and modernisation of the existing office stock in London in viable locations outside the CAZ to meet demand for a range of types and sizes of office floorspace at different rental levels (including affordable workspace), whilst recognising scope for the redevelopment, intensification and change of use of surplus office space to other uses such as housing. The policy goes on to state that new offices should take into account the need for a range of suitable workspace including affordable workspace and that the re-use of office space for smaller office units should be explored. Office development should be focused in town centres in Outer London where they are locally connected and that the provision should be locally orientated to meet local need.

Barnet's Draft Policy ECY01 sets out the Council's aims to protect and promote new employment opportunities across Barnet. The policy states that for proposed redevelopment of office uses outside of town centres and edge of centre locations, the proposals must demonstrate that the site is no longer suitable and viable and that an alternative business uses such as affordable workspace solutions have been considered.

The buildings on site accommodate approximately 38,000 sqm of floorspace which, other than the buildings currently used by the School, benefit from lawful employment use. The previous London Plan designated the Site as a Strategic Industrial Location, specifically an Industrial Business Park (IBP). However as identified above and since the council vacated the Site in 2017, vacancy levels have been increasingly high and both LB Barnet and the GLA have accepted through the previous planning application and appeal that the strategic protection of the employment land was no longer appropriate which is reflected in the 2016 Planning Brief, the 2021 London Plan and the emerging LB Barnet Local Plan.

The Council's emerging allocation for NLBP recognises the unsuitability and shortcomings of the existing employment floorspace and recognises the recent planning permission by allocating the site for residential uses with a school, multi-use sports pitch, employment and associated car parking.

#### *Principle of Residential Development*

Policy GG2 of the London Plan states that to create successful sustainable mixed-use places that make the best use of land, development must be enabled on brownfield land, prioritising sites that are well-connected by planned public transport, proactively exploring the potential to intensify the use of land to support additional homes, promoting higher density development.

Policy H1 of the London Plan encourages optimising the potential for housing delivery on all suitable and available brownfield sites and especially industrial sites that have been identified through the processes set out in Policy E4.

As highlighted above, the proposed development seeks full planning permission for a high-quality residential-led mixed use scheme. The proposed development will transform a largely vacant brownfield site containing poor

quality office floorspace into almost 2,500 high-quality residential units which will also include ground floor affordable workspace offer in accordance with Policy E1, E2 and E3 of the London Plan as well as school, office, retail and childcare facilities.

In line with the London Plan, the proposal involves the comprehensive redevelopment of a brownfield site to provide a residential-led mixed use development.

The Appeal Decision confirmed the Common Ground between the Main Parties for the previous scheme. As set out in Paragraph 13 of the Inspector's Report to the SoS, "*the principle of a residential-led mixed-use redevelopment of the site delivering residential accommodation alongside a new school and areas of public open space is appropriate*". It has therefore been established through the previously consented scheme that residential development on the North London Business Park is acceptable by the SoS, Inspector and LB Barnet.

However, for completeness, it is recognised that planning policy and housing targets have evolved since the previous application was submitted in 2015 and since planning permission was granted in February 2020.

London Plan Table 4.1 sets out the 10-year targets for net housing completions (2019/20-2028/29). For Barnet, the target is 23,640, the fourth highest target of all the London Planning Authority's. Barnet's previous housing target under the superseded London Plan (2016) was 23,489. Barnet's Local Plan target reflects Barnet's previous London Plan target of 2,255 net new homes per year and aims to provide 28,000 additional homes by 2025/26. The Local Plan targets are now well out of date.

The latest Authorities Monitoring Report (AMR) available from the London Borough of Barnet is for the year 2019/20. This states that Barnet can demonstrate a deliverable supply of 5.9 years against the London Plan (2016) target of 2,349. Every AMR since 2015/16 includes the NLBP in its planning pipeline calculation, with the approved 1,350 homes stated as coming forward in 2024/25 in the latest 2019/20 AMR. There is no updated evidence to assess Barnet's housing supply against the revised and adopted target of 2,364 as set out in the now adopted London Plan (2021).

It should be noted that, as set out in Paragraph 73 of the NPPF, the supply of specific deliverable sites should be identified and updated annually to provide a minimum of five years' worth of housing against their housing requirement. The SoS and Inspector highlighted in the recent Appeal Decision (Paragraph 27) that five years of housing land supply is a minimum requirement, and that the scheme would boost the supply of housing, a principal Government objective. This was afforded significant weight in favour of the proposal.

Table 1 below set out delivery against the London Plan (2016) housing targets which were applicable during the financial years 2016-2020 based on the latest Authorities Monitoring Reports available from LB Barnet.

Total Supply	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	Total	Delivery
AMR stated deliverable supply against London Plan targets		5	6.1	6.3	5.9		
Homes Target	2,349	2,349	2,349	2,349	2,349	11,745	90% of target
Homes Delivered	1,680	2,230	2,360	2,229	2,009	10,508	
London Plan Affordable Homes Target	940	940	940	940	940	3,760	22% of target
Affordable homes delivered		459	341	211	286		

**Table 1: LB Barnet housing delivery (as stated in AMR) against London Plan (2016) standards**

Table 1 demonstrates that LB Barnet met the housing targets set by the London Plan (2016) only once in the last four years (2016/17) and has been steadily decreasing since then. The London Plan (2021) increases the annual housing target and so it is very likely that LB Barnet will be falling further from the annual target over the next few years.

This revised application has reconfigured the internal arrangements of the buildings approved under the recent

planning permission. This internal layout changes have allowed the maximisation of the use of space compared with the recently approved scheme. Whilst the Regulation 19 version of the draft Local Plan allocates NLBP for the 1,350 units approved, additional units can be comfortably accommodated on the site whilst still exceeding minimum space standards and providing each unit with high quality residential amenity and open space.

The reconfiguration and intensification of the approved buildings on the NLBP site to provide an additional 1,000 homes being provided, significantly boosting the supply of homes in a sought after location in London. The intensification of this brownfield site for housing is fully supported in policy terms given that the principle of residential use has been established. The circa 2,428 homes proposed will contribute significantly to LB Barnet shortfall in meeting its past housing delivery targets, as well as contributing to housing delivery in the longer term.

The site is considered to represent an excellent opportunity to achieve significant residential accommodation to contribute towards meeting and exceeding housing targets and should be supported.

## **Affordable Housing**

London Plan Policy H4 states that affordable housing should be provided on site and requires major development that trigger affordable housing requirements to provide this through the threshold approach of Policy H5.

Policy H5 relates to the threshold approach to affordable housing and the need to interrogate an affordable housing provision through viability discussions – a process first enshrined in the Mayor's Affordable Housing and Viability SPG (2017). In line with the requirements of Policy H5,

Core Strategy Policy CS4 states that the Council will aim to deliver a minimum affordable housing target of 5,500 new affordable homes by 2025/26 and seeking a boroughwide target of 40% affordable homes on sites capable of accommodating ten or more dwellings, seeking an appropriate mix of affordable housing of 60% social rented and 40% intermediate. This is now out of date as the adoption of the London Plan (2021) supersedes these targets.

In terms of meeting the objectively assessed need for affordable housing, the SHMA states a need to provide as a minimum, 23% of the overall total, as affordable accommodation. This equates to a minimum of 10,600 new affordable homes by 2036. The delivery of this level of affordable homes should be viewed within the context of a strategic London Plan target that a minimum of 35% affordable housing is delivered from all developments of 10 or more units.

A Financial Viability Appraisal has been prepared by Douglas Birt Consulting and is submitted with the planning application, which will be reviewed by the Council's independent consultants and the GLA's team.

Overall, the provision of affordable housing will make a positive contribution to LB Barnet's affordable housing requirements and is a planning benefit.

## *School*

Paragraph 94 of the NPPF places great importance on ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and requires Local Authorities to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local Authorities should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and,
- Work with Schools' promoters to identify and resolve key planning issues before applications are submitted.

Policy S3 of the 2021 London Plan provides support for new education provision in identified areas of need, subject to specific design criteria such as encouraging sustainable travel, incorporating outdoor space and providing sufficient facilities for recreation and sport.

The proposed scheme provides new accommodation for an existing school which is operating out of temporary accommodation within the existing site. The principle of providing a new school building on this site is already established through the extant planning permission.



## *Provision of Workspace*

Whilst there is no longer strategic protection afforded to the loss of employment land, this application seeks an enhanced re-provision of business uses in this revised scheme, taking into consideration Policy ECY01 and the latest market demand. To ensure the development makes the best use of the brownfield site, the provision of workspace, of which some will be affordable, is considered to be the most fit for purpose use and type of employment floorspace that can be re-provided on the site, to sustain the community being created and to support local need.

Given the COVID-19 pandemic and the shift to a 'work from home' culture, retaining an element of office floorspace with a proportion of affordable workspace offered, in parallel with the proposed intensification of the site for residential use, will encourage small/start-up businesses within the new community to use the workspace on offer, responding to the difficulties they may be facing and responding to their needs.

Overall, it is considered that the loss of the vacant employment floorspace on this underutilised brownfield site has been established through the recent planning permission. The revised application should be considered acceptable given it has reflected on the recent policy changes and impacts of COVID-19 to ensure the most appropriate employment floorspace is offered, this being flexible, including an element of affordable workspace. The redevelopment of the site with a flexible and affordable workspace offer will be sustained by the growing local residential community and the shift towards remote working practices.

## *Additional Non-Residential Accommodation*

The provision of further, flexible non-residential floorspace will provide a range of benefits to the scheme including activating the ground floors of the central buildings, creating a vibrant mixed-use scheme which draws people to the site throughout the day, and providing additional local services and amenities which will benefit both existing and future residents in the area.

It is not intended, nor expected, that these uses would detract from any local centres to the site, as they will likely provide specific services such as health or education, or very local convenience stores in terms of retail. The new population will generate a need for such services. The majority of this non-residential floorspace will be brought forward in Phases 3 – 5 of the development, hence the flexibility at this stage to allow for the market, and local need, to dictate the end users.

One aspect of the socio-economic assessment that has identified a shortfall locally is the requirement for a nursery facility. There is an existing small scale nursery on-site, and this application proposes to expand this in size to accommodate for the re-provision and also the children generated through this development. It is expected that the delivery of this nursery would be secured by legal agreement, as was the case with the extant permission.

## *Conclusion of Principle of Development*

The residential-led, mixed use development of this strategic, brownfield site is wholly appropriate in the context of national guidance and regional and local policy. The proposal will optimise the development potential of the site, which will make a substantial contribution towards the housing need both in Barnet and across London.

The provision of the secondary school which provides a new facility for the existing school which is currently operating to a high level out of temporary accommodation will be a significant benefit. Additional non-residential uses will support the function of the masterplan and provides places for people to work, as well as further local facilities to be identified.

## **Housing Mix**

Core Strategy Policy CS4 states that the Council will seek a range of dwelling sizes and types of housing. Similarly, Policy DM08 of the DMP states that Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough. The policy's dwelling size priority is as follows:

- For social rented housing – homes with 3 bedrooms are the highest priority
- For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority
- For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedrooms are a

medium priority.

However, both adopted policy documents are now out-of-date and the draft Local Plan sets out the following identified need:

**Table 6 - Full Objectively Assessed Need for Housing Size by Tenure<sup>12</sup>**

Unit Size	Market Housing
1 bedroom	6%
2 bedrooms	24%
3 bedrooms	40%
4 bedrooms	25%
5+ bedrooms	5%
<b>Total Market Housing</b>	<b>100%</b>
	Affordable Housing
1 bedroom	13%
2 bedrooms	43%
3 bedrooms	27%
4 bedrooms	13%
5+ bedrooms	4%
<b>Total Affordable Housing</b>	<b>100%</b>

Draft Policy HOU02 states relates to housing mix and states that for sale and rent, three-bedroom properties are the highest priority and homes with two or four bedrooms are a medium priority. The draft Local Plan states that well designed two bedroom properties of between 70-79sqm (GIA) are considered to be family homes.

London Plan Policy H10 states that schemes should generally consist of a range of unit sizes taking into account robust evidence of need, requirement to deliver mixed and inclusive neighbourhoods, the mix of uses in a scheme, the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

The residential aspect of the scheme provides a mix of housing, of both sizes and types. The design of the development has ensured the site can sustain the density proposed in terms of amenity space and parking provision, while delivering the optimum amount of homes on this currently under-utilised site.

As a result, the proposed housing mix below split by detailed and outline elements of the hybrid scheme, reflects these considerations, as well as the delivery of affordable housing and should be considered acceptable.

The detailed element of this hybrid application (Phase 1) is set out below in Table 2:

Phase	Unit size				Total. proposed units
	1-bed	2-bed	3-bed	4-bed	
1	166	196	90	9 (inc 7 houses)	461
<b>Percentage</b>	36%	42.5%	19.5%	2%	100%

**Table 2: Detailed element (Phase 1) Proposed Apartment and House Mix**

The Outline element covering Phases 2 – 5 can be broken down in terms of unit mix as follows:

Phase	Unit size			Total. of proposed unit
	1-bed	2-bed	3-bed	
2	11	37	107	155
3	85	315	85	485
4	129	478	128	735
5	104	385	103	592

<b>Total</b>	329	1,215	423	1,967
<b>Percentage</b>	16.7%	61.8%	21.5%	100%

**Table 3: Outline element (Phase 2-5) Proposed Housing Mix**

Please note that Phase 0 relates to the proposed new school and therefore there is no housing being delivered under this phase of development.

The Core Strategy defines family homes as “accommodation suitable for households including children, usually consisting of two or more bedrooms”. This is also reflected within the emerging Local Plan.

Across the scheme, a total of 1,933 homes would have at least two bedrooms which equates to 80% of the overall accommodation on site. This is delivered in a range of unit sizes and types including 2, 3 and 4-bed apartments as well as 3 and 4 bed houses in Phases 1 and 2.

## Design and Townscape

Paragraph 131 of the NPPF states that great weight should be given to outstanding and innovative design, exemplifying the support given to well-designed development. Furthermore, while taking this into account, the Framework also includes paragraph 123 which sets out that it is important for planning policies and decisions to avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

London Plan Policy D3 states that development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations where the location is well connected to jobs, services, infrastructure, amenities and public transport. The policy goes on to state that development proposals should:

*“enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions”*

The design of the proposed development has carefully considered the scheme with regard to the considerations set out in Policy D3. Furthermore, in line with Policy D4, the design of the development proposals have been thoroughly scrutinised by LB Barnet planning, design and highways officers as well as having undergone an independent Design Review Panel.

With regard to inclusive design, Policy D5 seeks that in all developments where lifts are installed, as a minimum at least one lift per core should be a suitably sized for fire evacuation lift to be used to evacuate people who require level access from the building.

In line with Policy D5, a number of improvements and enhancements will be made to the site to ensure the development creates an inclusive community ensuring inclusive design principles have been weaved into the design wherever possible. The development will provide high quality people focused spaces as set out in the Design and Access Statement. The new buildings have been designed to ensure safe, independent entry, use and exit for all and has thoroughly scrutinised its emergency evacuation abilities to ensure the development site is acceptable.

In line with Policy D6, each apartment within the development will be of a high quality design, achieving adequately sized rooms, built in storage areas and floor to ceiling heights that meet or exceed the London Plan standards. As part of this, the scheme ensures that single aspect units are minimised, maximising the number of dual aspect units within the development. In addition, the buildings will have adequate passive ventilation, daylight and privacy, and avoids overheating issues as demonstrated in the relevant submitted reports.

Policy D7 relates to accessible housing and requires 10% of dwellings to meet Building Regulation requirement M4(3) for wheelchair user dwellings. In line with Policy D7 and in support of Policy D5, the scheme achieves at least 10% accessible housing, including accessible car parking spaces within the basement and in line with Policy D7, all other dwellings will be accessible and adaptable.

## Tall buildings

The SoS noted in Appeal Decision approving the 1,350 home scheme on the NLBP site at Paragraph 20 that he agreed with the Inspector that the effect of the proposed development on the character and appearance of the area is a main issue in the appeal case. He also agreed with the Inspector that as the local authority do not object to residential redevelopment in principle, *“it is the elements over seven storeys and the scale and massing of the development that form the primary matters of concern”*.

The SoS agreed with the Inspector that, *“as the existing character of the site is entirely different to the surrounding area, it does not contribute to the character and appearance of the area”*. With respect to the taller building elements previously considered, the SoS noted that:

- the taller buildings would be located away from the existing development, in the interior of the site or adjacent to railway lines, providing a buffer;
- the proposed buildings closest to the existing development would be three storeys; and
- open space would be retained between blocks.

For these reasons, the SoS agreed with the Inspector that the *“proposal is appropriate to the current character of the site... and that the taller buildings would not be visually obtrusive...to those living around the site”*.

Outside of the immediate surroundings, the SoS considered that whilst the taller buildings proposed would be visible from locations in the surrounding area, they would largely be part of the background cityscape which is a characteristic of London, even in the suburbs.

The SoS therefore concluded that the proposal was *“acceptable in terms of scale, massing and design, and would not harm the character and appearance of the area”*.

In summary, the principle of a tall building in this location has already been established by virtue of the SoS and Inspector agreement that the site is large enough to have its own character previously proposed tall buildings were acceptable on the site. As set out in Part 7 of Section 77 of the Town and Country Planning Act 1990, the decision of the SoS on any application referred to him is final.

In respect of Policy D9 of the London Plan, Part A and B requires development plans to define a tall building and appropriate locations. As demonstrated above, the site benefits from planning permission for tall buildings, approved by the Secretary of State. Part B states that boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. Barnet’s adopted or emerging Development Plan identify the NLBP site as suitable for tall buildings despite the Secretary of State’s decision that found tall buildings on the site to be acceptable.

Whilst the proposed development will not create a tall building with public access to enter, the development does incorporate external areas designed to invite public access and enjoyment, in line with Part D. The proposed development addresses the impacts stated in Part C as follows:

Policy D9		Justification	
1) visual impacts	a) the views of buildings from different distances:	i) long-range views – these require attention to be paid to the design of the top of the building. It should make a positive contribution to the existing and emerging skyline and not adversely affect local or strategic views	The TVIA concludes that the proposed development would be visible in some longer views from the east and west as a result of the raised level of land in these areas. However it concludes that the scheme would clearly appear as part of a background layer of townscape and would provide visual interest through the variation in the heights of proposed buildings across the Site.
		ii) mid-range views from the surrounding neighbourhood – particular attention should be paid to the form and proportions of the building. It should make a positive contribution to the local	The TVIA concludes that the proposed development would be visible in some medium views from the east and west as a result of the raised level of land in these areas. However it concludes that the scheme would clearly appear as part of a background layer of townscape and would

		townscape in terms of legibility, proportions and materiality	provide visual interest through the variation in the heights of proposed buildings across the Site.
		iii) immediate views from the surrounding streets – attention should be paid to the base of the building. It should have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks and other open spaces there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy	<p>The TVIA notes that there would be limited visibility of the proposed development in shorter views from the streets of inter-war housing to the north, such as along Ashbourne Avenue and Weirdale Avenue. There would be greater visibility from the streets of largely post-war housing immediately east of the site such as Howard Close, where gaps between existing buildings allow direct views towards the Site from some places. However generally speaking the visibility of the proposed development would be much less than shown within the illustrated views from these streets.</p> <p>In the views where the site is more visible, the proposed development would appear as a coherent, high quality scheme, and its scale would appear comfortable in relation to existing buildings. Retained and new trees would maintain and in some cases enhance the leafy quality of the Site in such views.</p>
	b) whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding		The scheme would redevelop the site in a comprehensive manner, in line with an ordered and logical masterplan. It would introduce a legible network of routes and spaces, including a new access point from the north which would enhance permeability, and it would enhance the sense of arrival at the other key entrance points to the Site. The TVIA concludes that the Site would be significantly better integrated with the local area around it as a result of the proposals.
	c) architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan		The architecture of the buildings within Phase 1 would be relatively simple, and would have a calm, ordered appearance, whilst the predominant use of brick would relate well to many of the existing buildings in the area around the Site.
	d) proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area		The Assessment prepared by Peter Stewart Consultancy concludes that the scheme will not harm any nearby heritage assets and their settings.
	e) buildings in the setting of a World Heritage Site must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it		The site is not within the setting of a World Heritage Site.
	f) buildings near the River Thames, particularly in the Thames Policy Area, should protect and enhance the open quality of the river and the riverside public realm, including views, and not		The site is not situated near the River Thames.

	<p>contribute to a canyon effect along the river</p> <p>g) buildings should not cause adverse reflected glare</p>	<p>The design is primarily brick in construction and the detailed design will avoid any issues with adverse glare.</p>
2) functional impact	<p>a) the internal and external design, including construction detailing, the building's materials and its emergency exit routes must ensure the safety of all occupants</p>	<p>The design of Phase 1 has received significant input from key members of the design and structural team and as well as a fire specialist to ensure that the design and materiality of the proposed scheme meets the necessary safety guidelines. This level of input will be applied to the later phases at Reserved Matters stage.</p>
	<p>b) buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality, and not cause disturbance or inconvenience to surrounding public realm. Servicing, maintenance and building management arrangements should be considered at the start of the design process</p>	<p>The Applicant will be retaining the freehold of the site which mean that they can control the management of the buildings to ensure that safety and quality is preserved for future residents.</p>
	<p>c) entrances, access routes, and ground floor uses should be designed and placed to allow for peak time use and to ensure there is no unacceptable overcrowding or isolation in the surrounding areas</p>	<p>This has been an integral part of the masterplan evolution which centres around active ground floor uses. There will be two vehicular entrances to the site and a further pedestrian / cyclist only entrance which will assist in distributing access and egress to the site at peak times.</p>
	<p>d) it must be demonstrated that the capacity of the area and its transport network is capable of accommodating the quantum of development in terms of access to facilities, services, walking and cycling networks, and public transport for people living or working in the building</p>	<p>The site is reasonably well located to public transport services including National Rail, the London Underground and local bus networks whilst there will be a series of public transport improvements achieved through the scheme and planning obligations. The design of the scheme has been centred around being pedestrian and cyclist led, with sufficient car parking contained within the basement to avoid any parking overspill onto the local road network. The non-residential uses will create a hub within the masterplan and deliver those services and amenities necessary to create a highly active site at all times.</p>
	<p>e) jobs, services, facilities and economic activity that will be provided by the development and the regeneration potential this might provide should inform the design so it maximises the benefits these could bring to the area, and maximises the role of the development as a catalyst for further change in the area.</p>	<p>The masterplan has been carefully designed by the architectural team and includes a central, non-residential hub within the heart of the site which is integral to the scheme. These spaces, which will include offices, retail and community uses, are located in the taller buildings at the centre of the site adjacent to the linear parkland areas, which will attract visitors towards the heart of the scheme and assist with wayfinding to and through the site.</p>
	<p>f) buildings, including their construction, should not interfere with aviation, navigation or telecommunication, and should avoid a significant detrimental effect on solar energy generation on adjoining buildings</p>	<p>The proposed scheme due to its orientation and location is not anticipated to interfere with any aviation, navigation or telecommunication equipment, not impact upon solar energy generation on adjoining buildings. There are significant visual</p>

		breaks within the scheme which allow light and other matters to permeate through the site and surrounding buildings.
3) environmental impacts	a) wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building	The application is accompanied by a Wind and Microclimate Study prepared by RWDI which assesses the microclimate of the site based on the proposals. RWDI have informed the detailed design of the scheme to ensure that the environment remains appropriate and welcoming for pedestrians.
	b) air movement affected by the building(s) should support the effective dispersion of pollutants, but not adversely affect street-level conditions	The technical documents submitted with the application including the Wind and Microclimate, and Air Quality Assessments conclude that street level conditions will not be adversely affected by the proposals.
	c) noise created by air movements around the building(s), servicing machinery, or building uses, should not detract from the comfort and enjoyment of open spaces around the building	The technical documents submitted with the application including the Wind and Microclimate, and Acoustic Assessments conclude that street level conditions will not be adversely affected by the proposals.
4) cumulative impacts	a) the cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in an area must be considered when assessing tall building proposals and when developing plans for an area. Mitigation measures should be identified and designed into the building as integral features from the outset to avoid retro-fitting	The site is a large, standalone site within its wider context and the topography allows for height to be maximised without adversely affecting the surrounding character. There are no planned developments which include tall buildings within the local area which need to be taken into account in a cumulative assessment. Phase 1 of the scheme has been designed in detail to ensure a high quality accommodation can be provided which would avoid retro-fitting in the future and the same approach will be taken for each phase latterly at Reserved Matters stage.

## *Townscape and visual impact*

Core Strategy Policy (CS5) seeks to ensure that “development...respects local context and distinctive local character, creating places and buildings of high-quality design”.

The above table extracts some of the key conclusions from the submitted TVIA which goes onto consider that the overall effect of the development would be to open up what is currently a relatively self-contained Site and integrate it better with its surroundings. The character of the proposed development would undoubtedly be different to that of surrounding areas, including in the density and scale of the development on it. However the TVIA concludes that this is appropriate for a Site which has always been developed differently to that of its surroundings.

The scheme would be neighbourly in its approach to the distribution of massing across the Site and the enhanced permeability and new public realm it would offer would be of significant benefit to the local and wider area in which the Site is located.

The development would enhance the views in which it is seen most clearly and the TVIA concludes that it would have a beneficial or neutral effect in relation to the various character areas around the site.

## Residential Amenity

### *Amenity space and Playspace*

Policy D6 states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

Each residential dwelling has access to private amenity space which meets this minimum requirement, through the use of a variety of measures including private balconies, terraces, wintergardens or gardens. Additional communal amenity space will be provided on some of the rooftop spaces within the outline phases.

The masterplan includes significant amounts of semi-private and public open spaces too. Each residential block will have access to an internal courtyard for residents of that block, which will provide a range of play space for younger children and also space for other residents to enjoy. In the centre of the site, and at the southern boundary, extensive parkland will be provided for both existing and future residents to enjoy. The central parks will be located around the non-residential uses to generate activity throughout the day and ensure that this is a high quality place to live and visit.

Policy S4 of the London Plan seeks development proposals to incorporate good-quality, accessible play provision for all ages and at least 10sqm of playspace should be provided per child. Barnet's DPD refers to the Mayor's SPG 'Providing for Children and Young People's Play and Recreation for the accessibility benchmarks for children. This is consistent with draft Local Plan Policy CDH07 stating that development proposals should provide play spaces in accordance with the London Plan and Mayor's SPG.

The Landscape Chapter of the Design and Access Statement, and the Landscape Drawings accompanying the planning application highlight the wide selection of play spaces proposed through the scheme. Provision for all 0-5 year olds and all 5-10 year olds will be brought forward through a combination of Doorstep Playable Space and Neighbourhood Playable Space.

The Doorstep Playable Space is provided within each residential block in the internal courtyards, whilst neighbourhood facilities are provided within four separate locations, two of which are to be brought forward in Phase 1.

There is no specific provision for 11 years and older children on the site, however the proposed artificial turf 3G pitch and multi-use games area would be available for use by the wider community outside of regular school hours. In addition to this, the New Southgate recreation ground is less than 600 metres from the site and is well equipped with formal and informal recreation for older children.

In summary, the proposed development will provide high-quality playspace across the development and exceeds the play requirement set out in the Mayor's SPG 'Providing for Children and Young People's Play and Recreation. The playspace elements and locations are described further in the Landscape Statement.

## Landscaping and Public Realm

Policy DM01 of the DMP states that development proposals will need to ensure hard and soft landscaping is well laid out, accessible, achieves a suitable visual setting for the building, provides an appropriate level of new habitat including tree and shrub planting, contributes to biodiversity and protects existing trees and root systems.

The masterplan has three main public parks with an overall size of 22,680 sqm. The phase one park remodels the existing retention pond and retains its function as a sustainable drainage system collection point and an important habitat site. The lake and park become a valuable teaching resource for the adjacent School.

The Central Park South of the community building provides a suburban park that is level in gradient and provides a large amount of green space. The adjacent public realm is shared surface taking the parkland to the edge of the residential buildings.

Central Park North deals with a steep gradient with the introduction of an amphitheater and tiered gardens.

Ample play provision is provided with four Locally Equipped Areas of Play all within 400m of the residential dwellings.



Doorstep Play provision is provided within the communal courtyards to the residential development within 100m. All residential houses have back gardens.

The Lakeside park establishes the first green dominated space when entering the site from Brunswick Park Road and has an area of 3,455sqm. A Locally Equipped area of Play is located to the North of the park which is overlooked by residential properties in Block D and the road. The location provides an opportunity from parents bringing children to School to utilise the play equipment before or after school or during with younger siblings.

The SuDS lake is remodelled to retain most of the existing trees and to allow a direct route to be established. The remodelling allows for the edges to be planted and the creation of a more habitat friendly lake than the existing concrete edges that currently exists.

Pedestrian links are established providing greater permeability through the site connecting primary routes. Materials are chosen to reflect the colours and feel of the park and seek to use gravels and timber where appropriate.

The play area is proposed to be enclosed due to the proximity of the road and lake. To establish the parkland as wildlife friendly the planting is based around native and naturalised species. With a variety of trees and species rich grassland including common wildflowers such as daisy, white clover, black mendick, lesser trefoil, mouse-eared chickweed and speedwell.

### *Public realm*

With regard to inclusive design, Policy D6 seeks development proposals to provide high quality people focused spaces that are designed to facilitate social interaction and inclusion, with no disabling barriers. Policy D8 relates to new public realm, requiring development proposals to explore opportunities to create new public realm, ensuring it is safe, accessible, inclusive, attractive, well-connected and that landscaping treatment is of good-quality, is fit-for-purpose and sustainable.

The Landscaping Statement demonstrates compliance with the policy and details the how each space has been designed to create a sense of place and removing barriers to movement, whilst also transforming the site into one which encourages pedestrian movements through the site, supported by natural surveillance, well-landscaped areas, trees and vegetation.

### *Daylight and sunlight*

London Plan Policy D6 states that new development should provide sufficient daylight and sunlight to new and surrounding housing.

DMP Policy DM01 states that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

A Daylight and Sunlight Assessment has been undertaken by eb7 which has assessment the provision of daylight and sunlight within the proposed residential units and analysed the overshadowing/sunlight within the proposed amenity space.

The façade study for Blocks 4A, 4C & 5A has been undertaken using the Vertical Sky Component (VSC) criteria set out within the BRE guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2011).

It is important to reiterate that whilst the BRE gives numerical guidelines, these should be interpreted flexibly as daylight and sunlight is just one of the many factors in site layout design. The BRE and national planning policy also acknowledge that alternative targets may be appropriate for modern developments where higher degrees of obstruction are somewhat inevitable and if the site is to be fully optimised for housing delivery.

The results of the VSC façade study show that there will be changes in the retained daylight patterns across the proposed facades between the consented and proposed position though the shift in VSC pattern is generally marginal and unlikely to significantly change the pattern of use / amenity of the proposed units where the majority of the elevations continue to demonstrate VSCs in the mid-teens region and upwards (c.15%-27%) and thus in excess of the levels commonly accepted on developing urban locations. Where lower VSC levels are apparent, these are generally limited to the lowest levels where commercial units could occupy or tight corners within courtyards where less sensitive rooms such as circulation or bedrooms could be placed.

The latest proposals therefore show that there is potential for the proposed scheme to achieve high levels of compliance for internal daylighting through careful design and enjoy amenity levels similar to the already consented condition.

The assessment of sunlight amenity / overshadowing has been undertaken using the BRE's '2-hour sun contour' assessment. This considered the difference in shading between the already consented position and the latest proposed uplift scheme.

The assessments show that there will be further shading to the podium levels as a result of the additional storeys though the difference between the already consented levels is generally marginal and unlikely to materially impact the use / enjoyment of the space.

The additional assessments undertaken on 21st June show that all of the residential courtyards will enjoy higher levels of sunlight during the summer when the amenity space is more likely to be used with limited additional shading as a result of the latest proposals. Moreover, the provision of additional public amenity / park space within the wider parts of the scheme would help to offset the lower sunlighting levels to the southern podiums in the earlier months of the year and would mean that the residents will have access to well sunlit amenity space throughout the year.

Overall, the effects of the additional storeys proposed are not considered to result in an unacceptable level of harm and the amenity levels are broadly considered in line with the already consented position in respect of daylight and sunlight amenity.

The analysis assesses the internal daylight levels against the Average Daylight Factor (ADF) criteria set out in the BRE guidelines.

The scheme has developed with EB7's input to maximise the internal amenity levels whilst balancing other design factors. This includes the provision of private balcony amenity space and prioritising daylight to the main living spaces.

The results of the technical assessments demonstrate a high level of compliance with the BRE guidelines with the vast majority of habitable rooms either meeting or exceeding the BRE recommendations for their respective room use. In total, the scheme achieves an overall compliance rate of 98% - this is an excellent level of compliance for a residential apartment scheme in an urban location.

Where amenity levels fall below the BRE guidelines, the large majority of these deviations are limited to minor deviations of 0.1-0.3% from the BRE recommendations which are unlikely to be noticeable to the future residents. The residual deviations affect larger open plan living spaces served by balconies and a bedroom where the requirement for daylight is lower. Given the open plan living space / balconies enhance the overall quality of the units and the main living spaces nearest to the window will enjoy the good levels of daylight, these deviations are unlikely to have a significant bearing on use and enjoyment of the spaces.

Overall, the scheme is considered to be fully acceptable and in line with the intentions of the BRE guidelines and national planning policy for internal amenity.

## **Transport and Highways**

The main site accesses for all vehicles will be taken from the existing access points on Brunswick Park Road and Oakleigh Road North. A new pedestrian / cycle access will be provided to the north of the site to link in with Ashbourne Avenue and Weirdale Avenue.

The eastern access onto Brunswick Park Road will be upgraded from its current crossroads arrangement to a new signalised junction which will incorporate pedestrian and cycle signal phases.

The site layout has been designed to promote low traffic speeds, with a 30mph design speed on the main site access roads and 20mph on all cul-de-sacs and shared surfaces serving parcels of development. Swept path analysis has been undertaken for the site accesses to demonstrate that the site can accommodate the largest vehicle likely to use the site.

The site has been designed to promote access by sustainable modes of transport using the following strategies:

- Providing a mix of land uses on site to encourage people to live and work, promoting walking and cycling

within the site;

- Locating a significant volume of housing within easy walking and cycling distance of local employment and retail facilities as well as on a bus route to key areas and rail connections;
- Providing additional employment and education services within walking and cycling distance of existing residential development and on an existing bus route;
- Providing pedestrian and cycle links to existing footways and cycleway infrastructure as well as pedestrian and cycle routes and crossings within the site to provide good connectivity to and permeability within the site;
- Providing financial contributions towards off-site improvements to sustainable transport infrastructure;
- Providing a Travel Plan to help promote sustainable travel to, from and within the site, managed and monitored over time with evolving measures as circumstances change; and
- Enabling home working and access to online retail and home deliveries by providing access to broadband services for residents, businesses and pupils.

Vehicle and cycle parking provision is provided in accordance with standards set by the London Plan and local policy. Electric vehicle charging infrastructure will be accommodated.

## **Trees and Ecology**

London Plan Policy G5 requires major development proposals to contribute towards the greening of London through the inclusion of urban greening through building design including high quality landscaping, tree planting, green roofs, green walls and nature-based sustainable drainage.

Emerging Local Plan Policy ECC06 seeks the retention and enhancement, or the creation of biodiversity in development proposals, ensuring that development makes the fullest contributions to enhancing biodiversity and protects existing site ecology, both through on-site measures and by contribution to local biodiversity improvements and meeting the Urban Greening Factor.

This submission is supported by an arboricultural impact assessment and tree survey, as well a preliminary ecological appraisal (PEA).

An arboricultural survey was undertaken in April 2021 to survey trees, hedges and vegetation. In total, 69 individual trees and 47 tree groups / hedges were identified, of a variety of types and quality. As a result of both identified constraints within the proposed development and of poor arboricultural quality, 19 Category B trees and tree groups, 51 Category C trees and tree groups, and 4 Category U trees are proposed for removal.

It is recognised that the extent of tree removals allow the development to progress, and an extensive and detailed landscaping and planting plan will deliver a high-quality and robust tree stock in keeping with both the site design and the wider existing landscape character to offer climate change and bio-security resilience.

Overall the landscape proposals include the planting of 189 new trees in phase 1 and circa 470 trees new trees across the site in order to reduce the impact of the proposed tree loss. The detailed landscape plan included with the application is then summarised within the Arboricultural Report.

A Preliminary Ecological Appraisal was undertaken following extensive site surveys which aimed to establish the current ecological value of this site and the presence/likely-absence of notable and/or legally protected species in order to inform appropriate mitigation, compensation and enhancement actions in light of the proposed scheme.

The site survey, undertaken on the 8th and 9th April 2021, alongside details received from a desk top study confirmed that the site conditions are largely consistent with those identified during previous ecology surveys at the site. The site has potential to support the following protected/notable species:

- Moderate potential to support roosting bats (previously confirmed likely absent);
- Low value for foraging and commuting bats (previously low levels of foraging recorded);
- High potential to support reptiles (with presence previously confirmed);

- High potential to support foraging badger (with potential presence previously identified);
- High potential to support nesting birds;
- High potential to support notable invertebrates (with presence previously confirmed); and
- Moderate potential to support hedgehog.

Further to these mitigation and compensation actions, it is recommended that the site's ecological value is enhanced through the incorporation of:

- Wildlife friendly landscaping;
- Biodiverse living roofs;
- Invertebrate habitat features (e.g. bee bricks and stag beetle loggery); and
- Bird and bat boxes integrated within the fabric of new buildings as well as on retained trees.

London Plan Policy G5 sets a target Urban Greening Factor (UGF) score of 0.4 for developments that are predominantly residential and 0.3 for predominantly commercial developments, through a range of green infrastructure options such as street trees, green roofs, sustainable drainage systems and the like. As detailed further in the Landscaping Statement accompanying this application, the proposed scheme has sought to maximise the UGF rating and exceeds the Urban Greening requirements of the London Plan through a range of measures adopted across the site, principally the major variety of landscape enhancements (hedgerow planting, flower rich planting, specimen trees) weaved into the scheme along with biodiverse roofs.

The UGF score achieved for the proposed development is 0.42.

## Energy and Sustainability

A key objective of the London Plan is to increase efficiency and resilient, seeking to improve energy efficiency and support the move towards a low carbon circular economy, supporting the vision for London to become a zero-carbon city by 2050. Policy SI2 sets out the energy hierarchy: be lean; be clean; be green; be seen. The policy states that major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the context of the energy hierarchy. Further energy and sustainability-related requirements are set out in Policy SI2 to Policy SI6.

An Energy Statement has been submitted with this application, prepared by MKPG which details the measures that have been incorporated into the scheme, having been carefully considered early on in the design process. In particular:

- **Be Lean** – passive design measures have been included and lead to a reduction in regulated CO<sub>2</sub> emissions over the AD L 2013 TER and Target Fabric Energy Efficiency (TFEE) standard. A combination of Be Lean measures have been incorporated including energy-efficient building fabric, insulation to all heat loss floors, walls and roofs, double glazed windows, low-energy lighting, and efficient ventilation systems. All of these measures contribute to an enhancement in energy performance equal to a 52% reduction in regulated CO<sub>2</sub> emissions;
- **Be Clean** – the feasibility of supplying decentralised energy to the scheme has been assessed in accordance with the heating hierarchy. A site-wide heat network, led by Air Source Heat Pumps and supplemented by high-efficiency gas boilers will serve all domestic units providing a source of decentralised energy to future occupants and users of the development.
- **Be Green** – opportunities to maximise low and zero carbon (LZC) technologies have been assessed and all options reviewed for their practical, financial and technical viability in relation to the scheme. ASHPs form a central component of the heat network and are described within the accompanying Energy Strategy under the Be Clean stage of energy hierarchy. The ASHPs will deliver an estimated 40% reduction in regulated CO<sub>2</sub> emissions over AD L 2013.

Having regard to the results of the Be Lean, Be Clean and Be Green measures, and based on the SAP calculations, the development achieves the zero carbon homes standard in full through a carbon-offset payment which offsets the shortfall in regulated CO<sub>2</sub> emissions reduction for the new dwellings. The total CO<sub>2</sub> emissions to offset for the scheme have been calculated as: 44,178 t CO<sub>2</sub>/30 years, which based on a carbon price set by the GLA of £95 t CO<sub>2</sub>/yr over a 30-year period, this is equivalent to a cash in lieu contribution of £4,196,877.

A dynamic simulation model and CIBSE TM59 overheating assessment has been completed in parallel by

MKPG to ensure that the Be Lean design approach successfully mitigates for overheating risk through passive measures. The results within the report indicate that by adopting the proposed strategy, all assessed flats and corridors comply with the requirements of the CIBSE TM59 methodology.

## Noise

DMP Policy DM04 states that proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted. Mitigation of noise impacts through design, layout, and insulation will be expected where appropriate.

Policy D14 of the London Plan states that development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life, mitigating and minimising impacts of noise as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses, improving and enhancing the acoustic environment.

In line with Barnet's SPD on Sustainable Design and Construction (2016) and Policy CS13 of the Core Strategy, a Noise Impact Assessment has been submitted with this application, prepared by RSK Acoustics.

The assessment indicates that the residual effect of construction noise is considered to be temporary, and unlikely to exceed the trigger levels for noise insulation, assuming appropriate mitigation measures are incorporated.

The scheme will lead to a small net reduction in total two-way traffic flows along Brunswick Park Road when compared with the baseline plus committed development scenario in the opening year. The reduction in noise level as a factor solely of the development traffic is 0.1 dB, and therefore of negligible impact in the short term.

Based on mitigation embedded within the design, particularly through the use of high specification double glazed windows and supplementary ventilation systems, the criteria for internal noise levels of the blocks situated adjacent to the railway line would be met. For those blocks in Phase 1, standard double-glazed products and passive ventilation would ensure adequate internal noise levels and ventilation.

External noise levels within residential balconies associated with Phase 1 buildings would remain below the recommended upper noise criteria of 55 dB LAeq,16hr.

Operational noise impacts associated with fixed plant situated on the main Teaching Block's rooftop are negligible and not significant, assuming appropriate selection of plant and mitigation measures are incorporated to meet daytime and night-time thresholds (background minus 5 dB).

Noise generated with the use of the MUGA and external playing fields within the school site, would remain within the recommended upper guidelines for residential use at nearest and proposed receptors.

Based on mitigation imbedded within the design, particularly through the use of standard specification double glazed windows and supplementary ventilation systems, the criteria for internal noise levels (within BB93) of the proposed main Teaching Block facing Brunswick Park Road would be met (eastern, southern and northern façades). Rooms situated away from the road can benefit from natural ventilation.

## Air Quality

Paragraph 181 of the NPPF requires planning policies and decisions to sustain and contribute towards compliance with the relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

Good Growth Objective 3 of the London Plan seeks to improve London's air quality by reducing exposure to poor air quality and minimise inequalities in levels of exposure to air pollution. Policy S11 requires development proposals to not lead to further deterioration of existing poor air quality, create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits, or create unacceptable risk of high levels of exposure to poor air quality.

The London Borough of Barnet have declared one Air Quality Management Area (AQMA) over the whole Borough. In line with Barnet's SPD on Sustainable Design and Construction (2016) and Policy CS13 of the Core Strategy, an Air Quality Assessment (AQA) has been submitted with this application, prepared by RSK.

Construction phase impacts of the Development on local air may potentially arise due to the generation and re-suspension of dust and particulate matter during the construction phase. The risk of dust impacts during demolition, earthworks, construction and trackout activities were assessed according to a widely used methodology published by the Institute of Air Quality Management (IAQM). Mitigation measures have been recommended based on the potential dust risks and with the implementation of appropriate mitigation measures, no significant impacts are anticipated during the construction phase.

The main potential operational phase air quality impact is likely to be emissions from road traffic associated with the Development (i.e. changes in flow volume and distribution). A detailed assessment of operational impacts has been undertaken using the ADMS-Roads atmospheric dispersion model.

The key air pollutants of concern were nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Concentrations of these key pollutants were predicted at the most relevant receptor locations using the dispersion model for the base year 2021, and for the proposed opening year of 2031 with and without the Development in place.

The assessment results show that, the AQS objectives for NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> are predicted to be met at all receptor locations considered in the assessment. The impacts of the proposed development on NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations, prior to mitigation, are predicted to be 'negligible' at all receptor locations. Predicted concentrations across the Development site itself show that future occupiers are not predicted to be exposed to air quality concentrations exceeding the UK AQS objectives. Therefore, it is not considered that any specific mitigation measures will be required for operational phase. Nevertheless, it is recommended that transport related mitigation measures (such as provision of electric vehicle charge points and a Travel Plan) should be included to minimise the potential impact of the development on local air quality.

The hybrid application will be introducing a variety of high quality public spaces throughout the site. As part of the focus on creating a number of tree lined streets with additional tree and vegetation planting proposed to ensure the public spaces being created are protected from any existing poor air quality.

## **Fire**

Emerging Local Plan Policy CHW04 requires development proposals to propose measures for appropriate fire safety solutions.

Policy D12 of the London Plan relates to fire safety. The policy requires suitable locations for fire appliances, evacuation assembly points, fire alarm systems, passive and active fire safety measures

The scheme falls under the criteria of a "major development" and therefore an independent Fire Statement has been submitted with this application, prepared by Dr Raymond Connolly at Fire Risk Solutions, a third party qualified assessor who is a suitably qualified and experienced Chartered Engineer and Member of the Institution of Fire Engineers.

Overall, the fire strategy has been carefully designed into the scheme to achieve the highest standards of fire safety for future occupants and all building users in accordance with Policy D12 and is therefore acceptable.

## **Flood and Drainage**

Policy DM04 of the DMP states that development should demonstrate compliance with the London Plan water hierarchy for run off, especially in areas identified as prone to flooding from surface water run off.

Emerging Local Plan Policy ECC02 mirrors Policy DM04, adding that no development should increase the risk of flooding elsewhere and should utilise Sustainable Urban Drainage Systems (SUDS) In order to reduce and manage water run-off.

London Plan Policy SI13 states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

The application site is located in a low risk flood zone 1, which has a low probability risk of experiencing flooding from fluvial or tidal sources. The development is also at a low risk of flooding from groundwater, surface water

run-off and infrastructure failure

The proposed surface water drainage strategy demonstrates a system of SuDS and attenuation features to provide sufficient storage to avoid flooding within the site during the 1 in 100 year storm event and 40% allowance for climate change. Overall flow paths will be taken into account in design of levels for the proposed development to direct overland flows away from buildings.

## 8. Summary

This planning application has been prepared following a programme of pre-application consultation with the Local Planning Authority, and has been informed by key stakeholders including Barnet's Design Review Panel and the GLA.

We are firmly of the opinion that the scheme is in accordance with the adopted Development Plan as a whole, as considered in Section 7 above and therefore planning permission should be granted without delay.

Notwithstanding, there are a vast range of benefits being delivered by the scheme which should weigh in favour of the application, including:

- Delivery of 2,428 new homes on brownfield land, including an element of affordable housing;
- Delivery of a brand new 5FE secondary school building for St Andrew the Apostle who are currently operating out of temporary buildings on-site;
- Provision of a range of non-residential floorspace including workspace, a nursery, and flexible accommodation which could provide for a range of localised services and amenities;
- Provision of extensive public realm, and parkland amenity space throughout the site which will also accommodate dedicated play space for children of a variety of ages;
- The School will contain high quality sports pitches and MUGA facilities which will be accessible for residents outside of school opening hours;
- Provision of car and cycle parking within the basements throughout the site;
- Significant financial contributions to local infrastructure in the form of CIL payments;
- Vast environmental improvements as a result of the proposed development, from the various SUDS and other environmental enhancements, to the provision of new trees and vegetation.





Ministry of Housing,  
Communities &  
Local Government

Mr C Mills  
Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Our Ref: APP/N5090/W/17/3189843

Date: 24 February 2020

Dear Sir,

**CORRECTION NOTICE UNDER SECTION 57 OF THE PLANNING AND COMPULSORY  
PURCHASE ACT 2004  
APPEAL MADE BY COMER HOMES GROUP  
NORTH LONDON BUSINESS PARK, OAKLEIGH ROAD SOUTH, LONDON, N11 1GN  
APPLICATION REF: 15/07932/OUT**

1. Requests for corrections have been received from Taylor Wessing LLP on behalf of Comer Homes Group, in respect of the Secretary of State's decision letter on the above case dated 22 January 2020. These requests were made before the end of the relevant period for making such corrections under section 56 of the Planning and Compulsory Purchase Act 2004 (the Act), and a decision has been made by the Secretary of State to correct the error.
2. Accordingly, he has amended the description of development at paragraph 1 of the Decision Letter, the description of development at paragraph 37, and has amended Condition 33 in Annex B of the Decision Letter. The Secretary of State has no powers to make such amendments to the Inspector's report.
3. Under the provisions of section 58(1) of the Act, the effect of the correction referred to above is that the original decision is taken not to have been made. The decision date for this appeal is the date of this notice, and an application may be made to the High Court within six weeks from the day after the date of this notice for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.
4. A copy of this letter has been sent to the London Borough of Barnet.

Yours faithfully

*Jean Nowak*

Jean Nowak  
Authorised by Secretary of State to sign in that behalf

Jean Nowak, Decision Officer  
Ministry of Housing, Communities &  
Local Government  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: [PCC@communities.gov.uk](mailto:PCC@communities.gov.uk)



Ministry of Housing,  
Communities &  
Local Government

Mr C Mills  
Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Our ref: APP/N5090/W/17/3189843  
Your ref: n/a

24 February 2020

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78  
APPEAL MADE BY COMER HOMES GROUP  
NORTH LONDON BUSINESS PARK, OAKLEIGH ROAD SOUTH, LONDON, N11 1GN  
APPLICATION REF: 15/07932/OUT**

1. I am directed by the Secretary of State to refer to his letter of 22 January 2020 and to say that consideration has been given to the report of John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI, who held a public local inquiry from 9-11 October 2018 and on 9 November 2018 into your client's appeal against the decision of the London Borough of Barnet (LBB) to refuse your client's hybrid application for planning permission for;
  - Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development. The detailed element comprises 376 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and; The outline element comprises up to 824 additional residential units in buildings ranging from two to eleven storeys, up to 5,177 sq m of non-residential floorspace (Use Classes A1-A4, B1 and D1) and 2.9 hectares of public open space, Associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking, as amended (IR10) to;
  - Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development. The detailed element comprises 360 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and; the outline element comprises up to 990 additional residential units in buildings ranging from two to nine storeys, up to

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: PCC@communities.gov.uk

5,177 sq m of non-residential floor space (Use Classes A1-A4, B1 and D1) and 2.54 hectares of public open space. Associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking.

in accordance with application ref: 15/07932/OUT, dated 18 December 2015.

2. The Secretary of State notes that his letter of 22 January 2020 included an out-of-date description of development at paragraph 1 and at paragraph 37 (IR10), and included an out-of-date version of Condition 33 in Annex A. This letter has corrected these errors. The corrected condition sets out the drawings that were submitted as part of the March 2017 amendments, and those drawings were put to Committee and were put to the Inquiry parties and the Inspector. The Secretary of State considers that no prejudice would be caused by determining the appeal on the basis of the amended proposals and has proceeded on that basis.
3. A copy of the Secretary of State's letter of 22 January 2020 is enclosed at Annex C and forms part of the decision in this case. All paragraph references are to that letter, unless prefixed by IR, in which case they are references to the Inspector's Report.
4. On 12 January 2018, this appeal was recovered for the Secretary of State's determination, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990.

#### **Inspector's recommendation and summary of the decision**

5. The Inspector recommended that the appeal be allowed, and planning permission be granted subject to conditions.
6. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions, and agrees with his recommendation. He has decided to allow the appeal and grant planning permission subject to conditions. A copy of the Inspector's report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

#### **Matters arising since the close of the inquiry**

7. On 21 February 2019, the Secretary of State wrote to the main parties to afford them an opportunity to comment on the results of the Housing Delivery Test, which were published on 19 February 2019. A list of representations received in response to this letter is at Annex A(i). These representations were circulated to the main parties on 14 March 2019.
8. The Planning Inspectorate received correspondence from the Rt Hon Theresa Villiers MP, dated 18 February 2019, concerning availability of local healthcare services. This letter was separately sent to Comer Homes Group, who forwarded their response to the Planning Casework Unit on 7 March 2019. The original letter was circulated to the LBB on 18 March 2019.

9. The Secretary of State also received correspondence from the Rt Hon Theresa Villiers MP, dated 20 February 2019, stating her opposition to the residential aspects of the proposal. This was not circulated to parties as it was reaffirming an existing position.
10. On 28 March 2019 the Office for National Statistics published updated housing affordability ratios for England. As the London Plan provides an up-to-date housing requirement, the Secretary of State did not consider that the publication of these ratios raised any matters that would require him to refer back to the parties for further representations prior to reaching his decision on this appeal, and he is satisfied that no interests have thereby been prejudiced.
11. A list of all the other representations which have been received since the inquiry is at Annex A(ii). Copies of these letters may be obtained on written request to the address at the foot of the first page of this letter.
12. An application for a full award of costs was made by Comer Homes Group against the LBB (IR1). This application is the subject of a separate decision letter, which is also being issued today.

### **Policy and statutory considerations**

13. In reaching his decision, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
14. In this case the development plan consists of the Barnet Core Strategy (CS) and Development Management (DM) documents (both 2012), and the London Plan (2017, consolidated with alterations since 2011) (LP).
15. The Secretary of State agrees with the Inspector (IR5-8) that the policies of most relevance are:
  - CS5, which defines a tall building as one of eight storeys or more, and sets out locations where they may be appropriate;
  - DM05, which restricts tall buildings to identified locations;
  - DM01, which requires proposals to preserve local character and respect the appearance, scale, mass, height and pattern of their surroundings; and
  - LP7.7, which states that tall buildings should be part of a plan-led approach, should not have an unacceptably harmful impact on their surroundings, and need to be accompanied by an urban design analysis, especially where they are proposed for locations not identified in a plan.
16. Other material considerations which the Secretary of State has taken into account include the National Planning Policy Framework ('the Framework') and associated

planning guidance ('the Guidance'), and the North London Business Park planning brief, adopted by the LBB in 2016. The revised Framework was published on 24 July 2018 and further revised in February 2019. Unless otherwise specified, any references to the Framework in this letter are to the revised Framework.

### *Emerging plan*

17. The emerging plan comprises the revised Barnet Local Plan, and the New London Plan. Paragraph 48 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework.
18. The revised Barnet Local Plan has not yet been published for public consultation, and the Secretary of State therefore considers it carries no weight.
19. The draft New London Plan (NLoP) has completed its Examination in Public, and the Panel's report to the Mayor of London was issued in October 2019. The Mayor published online and submitted his "Intend to Publish" version of the plan to the Secretary of State on 9 December 2019. In line with the Framework, the Secretary of State considers that the NLoP policies carry moderate weight.

### **Main issues**

#### *Impact of the proposal on the character and appearance of the area*

20. The Secretary of State agrees with the Inspector that the effect of the proposed development on the character and appearance of the area is a main issue in this case (IR62).
21. The Secretary of State has carefully considered the Inspector's assessment of the impact the proposal would have on the surrounding area (IR64-69). He agrees with the Inspector that, as the local authority do not object to residential redevelopment in principle, it is the elements over seven storeys and the scale and massing of the development that form the primary matters of concern.
22. The Secretary of State has carefully considered the Inspector's assessment of the impact the proposal would have on the surrounding area (IR64-69). He notes that the surrounding area is predominantly two-storey residential dwellings, while the site is currently occupied by a low-density campus-style business park. For the reasons given at IR64, he agrees with the Inspector that, as the existing character of the site is entirely different to the surrounding area, it does not contribute to the character and appearance of the area. In considering the proposed site layout, he notes that the taller buildings would be located away from existing development, in the interior of the site (IR66, IR68) or adjacent to the railway lines (IR65) that provide a buffer to existing development; while the buildings proposed closest to existing development would be three storeys (IR65, IR66). He also notes that open space would be retained between blocks (IR67). For

these reasons, he agrees with the Inspector that the proposal is appropriate to the current character of the site (IR65), and that the taller buildings would not be visually obtrusive (IR68) to those living around the site.

23. In considering the impact of the proposal outside the immediate surroundings, the Secretary of State agrees with the Inspector at IR68 that, while the taller buildings would be visible from locations in the surrounding area, they would primarily be part of the background cityscape, a characteristic of London even in the suburbs.
24. For the reasons given above, The Secretary of State agrees with the Inspector that the proposal is designed in such a way as to respect the existing character of the area while maximising the potential of the site (IR65), and that the appearance, scale, mass, height and pattern would not adversely affect the character and appearance of the area. For these reasons, the Secretary of State agrees with the Inspector (IR69, IR74) that the proposal is acceptable in terms of scale, massing and design, and would not harm the character and appearance of the area, thereby complying with DM01.
25. However, for the reasons given at IR72, the Secretary of State agrees with the Inspector that there is a conflict with the local plan, as tall buildings are not envisioned for this site. He considers that the proposal conflicts with CS5 and DM05, and that, while LP7.7 could be favoured as a more recent policy and would be more permissive of a tall building at this location, there is still conflict with the elements of the policy that require tall buildings to be plan-led. The Secretary of State gives this significant weight against the proposal.

#### *Housing land supply*

26. The Guidance states that in principle an authority will need to be able to demonstrate a five years' land supply at any point to deal with applications and appeals unless it is choosing to confirm its five years' land supply - in which case it need demonstrate it only once per year. In this case, LBB has not 'confirmed' its five years' land supply and the Secretary of State notes (IR33) that the best case in terms of housing supply is 5.1 years while the worst case is a 4.8-year supply, both of which estimates include the dwellings which would be delivered on the site in this proposal.
27. The Secretary of State agrees with the Inspector at IR76 that five years of housing land supply is a minimum requirement, and that the scheme would boost the supply of housing, a principal Government objective. For these reasons, he considers that the provision of 1350 market and affordable homes represents a clear benefit, and that it attracts significant weight in favour of the proposal.

#### *Other matters*

28. For the reasons given at IR75, the Secretary of State considers that the provision of a serviced plot for a replacement secondary school carries great weight in favour of the proposal.
29. The Secretary of State agrees with the Inspector (IR77-78) that the public accessibility to the sports facilities, the provision of public open space, the provision of community

floorspace, and the Community Infrastructure Levy generated by the proposal are all significant and substantial benefits of the proposal which carry significant weight in favour of the proposal. As no evidence has been put before him that the New Homes Bonus would be used to help make the proposal acceptable in planning terms, he has not given it any weight in the planning balance.

30. The Secretary of State has considered the Inspector's analysis of the potential for traffic congestion (IR80-81) along Brunswick Park Road and agrees with his conclusions that the development would not adversely affect the amenity of surrounding developments. As such the Secretary of State considers this to be neutral in the balance and to carry no weight either way.

### **Planning conditions**

31. The Secretary of State has given consideration to the Inspector's analysis at IR60, the recommended conditions set out at the end of the IR and the reasons for them, and to national policy in paragraph 55 of the Framework and the relevant Guidance. He is satisfied that the conditions recommended by the Inspector comply with the policy test set out at paragraph 55 of the Framework and that the conditions set out at Annex B should form part of his decision.

### **Planning obligations**

32. Having had regard to the Inspector's analysis at IR61, the planning obligation dated 8 November 2018, paragraph 56 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010, as amended, the Secretary of State agrees with the Inspector's conclusion for the reasons given in IR61 that the obligation complies with Regulation 122 of the CIL Regulations and the tests at paragraph 56 of the Framework.

### **Planning balance and overall conclusion**

33. For the reasons given above, the Secretary of State considers that the appeal scheme is not in accordance with policies CS5, DM05 and LP7.7 of the development plan, and is not in accordance with the development plan overall. He has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan.
34. The development plan restricts tall buildings to identified locations, and the proposal would include them on a site not identified as suitable for them. This conflict carries significant weight against the proposal
35. The proposal has been designed to respect the existing character of the local area, while maximising the potential for delivering homes. It would deliver a replacement secondary school alongside new open space, sports facilities and community space. The local authority is unable to demonstrate a five-year supply of housing land without taking account of this site, and the proposal would provide 1350 new homes. The provision of the housing and the ancillary facilities both carry significant weight in favour of the proposal.

36. The Secretary of State considers that there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan, and therefore concludes that the appeal should be allowed and planning permission granted.

### **Formal decision**

37. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. He hereby allows your client's appeal and grants planning permission subject to the conditions set out in Annex B of this decision letter for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development, in accordance with application ref: 15/07932/OUT, dated 18 December 2015, as amended (IR10) to a detailed element comprising 360 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and an outline element comprising up to 990 additional residential units in buildings ranging from two to nine storeys, up to 5,177 sq m of non-residential floorspace (Use Classes A1-A4, B1 and D1) and 2.54 hectares of public open space, and associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking.
38. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

### **Right to challenge the decision**

39. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged. This must be done by making an application to the High Court within 6 weeks from the day after the date of this letter for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.
40. With regard to elements of this proposal that are in outline only, an applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.
41. A copy of this letter has been sent to the LBB, and notification has been sent to others who asked to be informed of the decision.

Yours faithfully

*Jean Nowak*

Authorised by the Secretary of State to sign in that behalf



**Annex A: Schedule of representations**  
**Annex B: List of conditions**

## Annex A – Schedule of Representations

### SCHEDULE OF REPRESENTATIONS

#### (i) Representations received in response to the Secretary of State's letter of 21 February 2019

<b>Party</b>	<b>Date</b>
Daniel Watney LLP for Comer Homes Group	7 March 2019
London Borough of Barnet	7 March 2019
Daniel Watney LLP for Comer Homes Group – response to London Borough of Barnet's letter of 7 March 2019	21 March 2019

#### (ii) General representations

<b>Party</b>	<b>Date</b>
Rt Hon Theresa Villiers MP re healthcare services	18 February 2019
Rt Hon Theresa Villiers MP re opposition to residential elements of proposal	20 February 2019
Daniel Watney LLP for Comer Homes Group – response to letter of 18 February 2019	7 March 2019

## **Annex B – List of Conditions**

### **DETAILED CONDITIONS FOR PHASE 1**

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

#### Block 1A - School

211\_1A\_02\_001-Rev B - Basement Plan;  
211\_1A\_02\_00-Rev B - Ground Floor Plan;  
211\_1A\_02\_01-Rev B - First Floor Plan;  
211\_1A\_02\_02-Rev B - Second Floor Plan;  
211\_1A\_02\_03-Rev B - Roof Level - MUGA;  
211\_1A\_02\_04-Rev B - Roof Level - Parapet;  
211\_1A\_04\_01-Rev B - School North & South Elevation;  
211\_1A\_04\_02-Rev B - School East & West Elevation;  
211\_1A\_04\_02A-Rev B - Detailed West Elevation - Wall fronting Brunswick Park Road;  
211\_1A\_04\_03-Rev B - Sports Hall Elevations;  
211\_1A\_05\_01-Rev B - School Sections;

#### Block 1B

211\_1B-02\_00-Rev A - Block 1B, Ground Floor and First Floor Plan;  
211\_1B\_02\_01-Rev A - Block 1B, Attic Floor and Roof Plan;  
211\_1B-04\_01 - Block 1B, North & South Elevations;  
211\_1B\_04\_02-Rev A - Block 1B, East & West Elevations and Section AA;

#### Block 1C & 1D

211\_B1CB2D\_02\_001 - Basement Plan;  
211\_B1CB2D\_02\_00-Rev A - Ground Floor Plan;  
211\_B1CB2D\_02\_01-Rev A - First Floor Plan;  
211\_B1CB2D\_02\_02-Rev A - Second Floor Plan;  
211\_B1CB2D\_02\_03-Rev A - Third Floor Plan;  
211\_B1CB2D\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1CB2D\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1CB2D\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1CB2D\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1CB2D\_02\_08-Rev B - Roof Level;  
211\_B1CB2D\_04\_01-Rev A - Block 1C and Block 1D, East Elevation;  
211\_B1CB2D\_04\_02 - Block 1C and Block 1D, West Elevation;  
211\_B1CB2D\_04\_03 - Block 1C, South and North Elevation;  
211\_B1CB2D\_04\_04 - Block 1D, South Elevation;  
211\_B1CB2D\_04\_05-Rev A - Block 1D, North Elevations;  
211\_B1CB2D\_05\_01-Rev A - Block 1C and Block 1D Section AA;  
211\_B1CB2D\_05\_02-Rev A - Block 1C and Block 1D Section BB;  
211\_B1CB2D\_05\_03 - Block 1C Section DD and CC;  
211\_B1CB2D\_05\_04-Rev A - Block 1D Section EE and FF;

## Block 1E & 1F

211\_B1EB1F\_02\_001 - Basement Plan  
211\_B1EB1F\_02\_00-Rev A - Ground Floor Plan;  
211\_B1EB1F\_02\_01-Rev A - First Floor Plan;  
211\_B1EB1F\_02\_02-Rev A - Second Floor Plan;  
211\_B1EB1F\_02\_03-Rev A - Third Floor Plan;  
211\_B1EB1F\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1EB1F\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1EB1F\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1EB1F\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1EB1F\_02\_08-Rev B - Roof Plan;  
211\_B1EB1F\_04\_01 - B1EB1F - West Elevation;  
211\_B1EB1F\_04\_02-Rev A - B1EB1F East Elevation;  
211\_B1EB1F\_04\_03-Rev A - B1F North Elevation & South Elevation;  
211\_B1EB1F\_04\_04-Rev A - B1E North & South Elevations;  
211\_B1EB1F\_05\_01-Rev A - Block 1E & Block 1F, Section AA;  
211\_B1EB1F\_05\_02-Rev A - Block 1F, Section BB & CC;  
211\_B1EB1F\_05\_03-Rev A - Block 1E, Section DD

## Landscape Drawings

HED\_1140\_RBP\_P1\_0001-Rev 03 - Phase 1 Landscape: General Arrangement;  
HED\_1140\_RBP\_P1\_0002-Rev 03 - Phase 1 Hard Landscape: Area 01;  
HED\_1140\_RBP\_P1\_0003-Rev 01 - Phase 1 Hard Landscape: Area 02;  
HED\_1140\_RBP\_P1\_0004-Rev 03 - Phase 1 Hard Landscape: Area 03;  
HED\_1140\_RBP\_P1\_0005-Rev 03 - Phase 1 Landscape Planting: Area 01;  
HED\_1140\_RBP\_P1\_0006-Rev 01 - Phase 1 Landscaping Planting: Area 02;  
HED\_1140\_RBP\_P1\_0007-Rev 02 - Phase 1 Landscaping Planting: Area 03;  
HED\_1140\_RBP\_P1\_0008-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0009-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0010-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0011-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0012-Rev 00 - Phase 1 Illustrative Materials Palette;  
HED\_1140\_RBP\_P1\_0013-Rev 02 - Phase 1 Trees for Retention + Proposed + Removal;  
HED\_1140\_RBP\_P1\_0014-Rev 00 - Phase 1 Landscape Terraces;  
HED\_1140\_RBP\_P1\_0015-Rev 00 - Phase 1 School Play Area;  
HED\_1140\_RBP\_P1\_0016-Rev 00 - Phase 1 Residential Street;  
HED\_1140\_RBP\_P1\_0017-Rev 00 - Phase 1 Lake & Board Walk;  
HED\_1140\_RBP\_P1\_0018-Rev 00 - Phase 1 Private Gardens (front);  
HED\_1140\_RBP\_P1\_0020-Rev 00 - Phase 1 Street Section (Parkway);  
HED\_1140\_RBP\_P1\_0021-Rev 00 - Phase 1 Intensive Green Roof;

## Highways Drawings

0031-PHL-01-Rev C - Preliminary Highway Layout Sheet 1;  
0031-PHL-02-Rev C - Preliminary Highways Layout Sheet 2;  
0031-PHL-03-Rev C - Preliminary Highway Profile Sheet 1;  
0031-PHL-04-Rev C - Preliminary Highway Profile Sheet 2;  
0031-PHL-05-Rev C - Preliminary Highway Profile Sheet 3;  
0031-PHL-06-Rev B - Preliminary Highway Profile Sheet 4;

0031-PHL-07-Rev B - Phase 1 Highway Layout;  
0031-PHL-08-Rev A - Highway Access Plan;  
0031-PHL-12-Rev B - Preliminary Eastern Access Arrangement and Benfleet Way Access Plan;  
0031-PDL-100-Rev A - Phase 1 Preliminary Drainage Layout;  
0031-PDL-101-Rev A - Proposed Detention Basin;  
0031-PDL-200-Rev A - Preliminary Drainage Layout.

2. Phase 1 hereby permitted shall begin no later than 3 years from the date of this permission.

3. Other than Ground Works and Site Preparation Works (site clearance, site hoarding, decontamination) no development shall commence within Phase 1 until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with the development of Phase 1, has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the ES and shall include:

#### Construction site and works

- i. Site information (including a site plan and management structure);
- ii. Description of works, equipment and storage;
- iii. Programme of works;
- iv. Temporary hoarding and fencing;
- v. Temporary works;
- vi. Interim drainage strategy;
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority);

#### Construction management and procedures

- viii. Code of Construction Practice;
- ix. Consultation and neighbourhood liaison;
- x. Staff training and briefing procedures;
- xi. Schedule of environmental legislation and good practice;
- xii. Register of permissions and consents required;
- xiii. Environmental Audit Programme;
- xiv. Environmental Risk Register;
- xv. Piling Works Risk Assessment;
- xvi. Health and safety measures;
- xvii. Complaints procedures;
- xviii. Monitoring and reporting procedures;

#### Demolition and waste management

- xix. Demolition audit;
- xx. Site clearance and waste management plan;
- xxi. Asbestos survey and disposal strategy;

#### Construction traffic

- xxii. Construction traffic routes;

- xxiii. Construction traffic management (including access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution)

#### Environmental Management

- xxiv. Ecology surveys and management plan (as required by the ES) in relation to any existing ecological features that may be affected by works in that Development Phase.
- xxv. Measures to minimise visual impact during construction
- xxvi. Measures to minimise noise and vibration levels during construction;
- xxvii. Measures to minimise dust levels during construction;
- xxviii. Measures to control pollution during construction (including a Pollution Response Plan);
- xxix. Construction lighting strategy, including measures to minimise light spill;
- xxx. Measures to reduce water usage during construction;
- xxxi. Measures to reduce energy usage during construction;
- xxxii. Any other precautionary and mitigation measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register;

Phase 1 shall thereafter be implemented in accordance with the Construction Environmental Management Plan as approved by the LPA.

4. A contamination remediation scheme shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The scheme shall be in accordance with the approach to remediation set out in the Environmental Statement, and the remediation scheme shall be implemented as approved prior to the occupation of Phase 1.

5. No construction works shall occur outside 0800 - 1800 hours on weekdays and 0800 - 1300 hours on Saturdays and shall not occur at all on Public Holidays.

6. Vegetation clearance shall take place outside the bird breeding season (October to February). Any clearance of vegetation with the potential to support nesting birds shall only occur following a check by a qualified ecologist. If any active nests are found an appropriate buffer zone shall be established and works must cease within this buffer zone until such time as a qualified ecologist confirms that the nest is no longer in active use.

7. No development within Phase 1 shall commence (with the exception of Ground Works and Site Preparation Works) until a scheme of Advanced Infrastructure Works 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. Ground Works, earthworks, contouring and levels;
- v. A statement of compliance with the site wide strategies (including the DAS Volume I and Addendum sections 6.19, 7.1 - 7.16, 8.1 - 8.3 and approved Primary Control Documents).

Development of Phase 1 shall be carried out in accordance with the approved scheme.

8. No Surface Infrastructure Works shall commence within Phase 1 until a scheme of Landscaping Works for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. Design and location of electricity sub stations, including surface treatment and means of enclosure;
- ii. Vehicle parking and surfacing treatment (including petrol / oil interceptors);
- iii. Surface drainage details;
- iv. Surface materials and finishes;
- v. Cycle parking locations and details;
- vi. Highways details (e.g. crossing and kerb heights);
- vii. Access and wayfinding strategy;
- viii. Materials, types and siting of all fencing, boundary treatments, gates or other enclosures (including temporary arrangements to be in place until the site is completed in full);
- ix. Street furniture, lighting and signage;
- x. Children's play spaces and play provision;
- xi. Details of all proposed trees, hedge, shrub and other planting and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizing, density and arrangement;
- xii. Ecological enhancements (in accordance with ES);
- xiii. The position of any existing trees and hedges to be retained or removed and the crown spread of each retained tree;
- xiv. Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- xv. The position of any proposed excavation within the recommended protective distance referred to in BS5837:2012;
- xvi. Means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use.
- xvii. Details and specifications of all play, sport and recreational features to be included within the landscaped areas;
- xviii. Details of all proposed hard landscape works, including proposed materials, samples and details of special techniques to minimise damage to retained trees and details of techniques to be used to provide conditions appropriate for new plantings.
- xix. Timing of planting.

The Landscaping Works shall be carried out in accordance with the approved details.

9. Prior to the occupation of each building within Phase 1, a scheme of bird and bat boxes for that building shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes approved shall be installed and maintained over the lifetime of the development.

10. Phase 1 shall be undertaken in accordance with the drainage strategy outlined in the Environmental Statement. No foul or surface water from the site shall be discharged into the public system until the drainage works set out in the strategy have been completed.

11. If within a period of five years from the date of planting of any tree within Phase 1, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season.

12. A Car Parking Management Strategy for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of Phase 1. The strategy shall be in accordance with that set out in the Transport Assessment and Addendum. The Strategy shall thereafter be implemented as approved.

13. 10% of residential units in Phase 1 shall be designed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users.

14. Prior to the construction of any building within Phase 1 the following details for that building shall be submitted to and approved in writing by the Local Planning Authority:

- i. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces;
- ii. Doors, entrances, windows (including glazing specifications) and balconies (including drawings and sections showing thresholds to adjacent internal spaces and drawings and sections of privacy screens);
- iii. Details of the design and access controls for the car park gate(s);
- iv. Building lighting;
- v. Podium details (including hard and soft landscaping, planting species, furniture and play provision);
- vi. Details of bio-diverse roofs;
- vii. Details of any building security measures including CCTV;

Development shall be carried out in accordance with the approved details and the scheme shall thereafter be maintained in secure and good working order for the lifetime of the development.

15. Notwithstanding the details submitted with the application, prior to the construction of any building within Phase 1, the following details 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 refuse and recycling facilities shall be provided fully in accordance with the approved details before the relevant block is occupied and the development shall be managed in accordance with the approved details.

16. Prior to the construction of any building within Phase 1, details of all extraction and ventilation equipment to be installed for that building shall be submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a report carried out by a qualified acoustic consultant that assesses the likely noise impacts from the development of the ventilation and extraction plant, and proposed mitigation measures for the development if necessary.

The development shall be carried out in accordance with approved details before first occupation of Phase 1.



17. The level of noise emitted from any plant within Phase 1, including ventilation equipment hereby approved shall be at least 5dB(A) below the background noise 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 noise level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

18. Prior to the occupation of Phase 1, details of the energy supply network shall be submitted to and approved in writing by the Local Planning Authority. Details shall be in accordance with the Energy Statement and Addendum and shall include:

- i. Details of connections available for each building;
- ii. Proposals for the staged installation of plant within the energy centre and any temporary energy provision required
- iii. Details of safeguarded connections to an area wide heat network if found to be feasible following further engagement with the local planning authority and GLA.
- iv. Details of any potential future connections available to nearby buildings;
- v. A statement of compliance with the site wide Energy Statement and Addendum.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

19. CHP and/or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document.

20. Prior to the construction of any residential building in Phase 1, a rainwater and grey water feasibility strategy, relating to incorporating rainwater or grey water recycling into buildings across Phase 1, shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

21. Prior to occupation of Phase 1 an External Lighting Assessment of lighting proposed within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The external lighting assessment submitted shall detail the existing average night time luminance and light spread levels at night, identify the levels of light pollution received at the windows to residential properties within the development and, where appropriate, identify the measures to be used to mitigate any impacts to species including bats. Any light pollution mitigation identified in the lighting assessment shall be implemented in full prior to occupation of Phase 1.

22. No building within Phase 1 shall be occupied until a Delivery and Servicing Management Plan in respect of each Phase 1 building has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the strategy set out in the Transport Assessment and Addendum and Phase 1 shall be carried out in accordance with the approved Plan.

23. No residential unit within Phase 1 shall be occupied until the access roads and highways works (on and off-site) as identified in the Highways Drawings hereby approved through Condition 1 are made available for use.

24. No residential unit within Phase 1 shall be occupied until the private and/or communal amenity space provision (excluding public open space) associated with the block within which the unit is located is available for use in accordance with the approved plans.

25. Prior to occupation of each residential block within Phase 1 a scheme for the provision of communal/centralised satellite and television reception equipment for that block shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to first occupation of that block and shall thereafter be retained and made available for use by all occupiers of that block.

26. 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 planning permission being granted by the Local Planning Authority:

The installation of any structures or apparatus for purposes relating to telecommunications or any part of 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.

27. No piling within Phase 1 shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling shall be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for Phase 1 has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

28. Notwithstanding the plans hereby approved and prior to the commencement of Phase 1 details of a scheme of measures to enhance and promote biodiversity within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented in full accordance with the approved details before Phase 1 is first occupied.

29. No works within Phase 1 shall be commenced before a method statement including temporary tree protection measures, detailing the precautions to be taken to minimise damage to trees adjacent to Phase 1, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites. Phase 1 shall be carried out in full accordance with the approved details.

30. Cycle parking for Phase 1 shall be provided in accordance with the approved plans, shall be available for use prior to occupation of Phase 1, and shall be maintained thereafter.

31. Before Blocks 1E and 1F hereby permitted are first occupied windows in the eastern wing elevations of these blocks facing properties in Howard Close and Brunswick Park Gardens shall be non-openable below 1.7m and glazed with obscure glass only, and shall be permanently retained as such thereafter.

32. Other than infrastructure works in relation to Phase 1, no development within Phase 1 shall take place until a programme of archaeological recording of the existing air raid shelters and any finds of industrial heritage, in accordance with a written scheme of investigation to be submitted to and agreed in writing by the Local Planning Authority, has been carried out.

### **CONDITIONS FOR PHASES 2-5**

33. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

#### Parameter Plans

211\_WS\_02\_00 - Red Line Boundary Plan;  
211\_WS\_02\_01-Rev C - Proposed Development Zone Plan;  
211\_WS\_02\_02-Rev A - Access & Circulation Zone;  
211\_WS\_02\_03-Rev A - Landscape Treatment Plan;  
211\_WS\_02\_04-Rev A - Ground Floor Frontages Plan;  
211\_WS\_02\_05-Rev A - Development Zones - Horizontal Limits of Deviation;  
211\_WS\_02\_06-Rev A - Proposed Site Levels & Vertical Limits of Deviation;  
211\_WS\_02\_07-Rev A - Development Zones & Maximum Heights;  
211\_WS\_02\_08-Rev A - Proposed Site Basement Levels & Limit of Deviation;  
211\_WS\_02\_09-Rev A - Site Plan  
HED\_1140\_RBP\_LA\_0004-00 - Illustrative Landscape Sections: The Parkway;

#### Sections

211\_WS\_05\_01-Rev B - Contextual Sections AA BB;  
211\_WS\_05\_02-Rev B - Contextual Sections CC DD;  
211\_WS\_05\_10-Rev B - Parameter Sections 1 - 4;  
211\_WS\_05\_11-Rev B - Existing Sections 1 - 4;

#### Landscape Drawings

HED\_1140\_RBP\_LA\_0001-Rev 01 - Illustrative Landscape Plan;  
HED\_1140\_RBP\_LA\_0002-Rev 03 - Landscape GA;  
HED\_1140\_RBP\_LA\_0003-Rev 03 - General Arrangement, Central Park;  
HED\_1140\_RBP\_LA\_0004-Rev 01 - Illustrative Landscape Sections: The Parkway;  
HED\_1140\_RBP\_LA\_0005-Rev 02 - Illustrative Sections: Park (North);  
HED\_1140\_RBP\_LA\_0006-Rev 01 - Illustrative Sections: Central Park (South);  
HED\_1140\_RBP\_LA\_0007-Rev 00 - Illustrative Landscape Sections: Courtyard;  
HED\_1140\_RBP\_LA\_0008-Rev 02 - Trees for Retention + Proposed + Removal

#### Supporting Documents

Design Principles Document - Rev B, March 2017;

34. Applications for the approval of reserved matters (being scale, layout, appearance and landscaping) for Phases 2, 3, 4 and 5 shall be made to the Local Planning Authority before the following:

- i. Applications for Reserved Matters for Phase 2 shall be made within 3 years from the date of this permission;
- ii. Applications for Reserved Matters for Phase 3 shall be made within 4 years from the date of this permission;
- iii. Applications for Reserved Matters for Phase 4 shall be made within 5 years from the date of this permission;
- iv. Applications for Reserved Matters for Phase 5 shall be made within 7 years from the date of this permission.

35. The development hereby permitted in the later phases shall begin no later than 2 years from the final approval of the last Reserved Matters application in relation to each phase made pursuant to Condition 34.

36. As part of Reserved Matters applications, details of the energy supply for each building in Development Phases 2 - 5 shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with the Energy Statement and Addendum and shall include:

- i. Details of the energy supply for each building connection, including a statement of compliance with the Energy Statement and Addendum;
- ii. Details of any temporary energy provision required;
- iii. A statement of compliance with the site wide Energy Statement and Addendum.

## ANNEX C – The Secretary of State’s letter of 22 January 2020



Ministry of Housing,  
Communities &  
Local Government

Mr C Mills  
Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Our ref: APP/N5090/W/17/3189843  
Your ref: n/a

22 January 2020

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78  
APPEAL MADE BY COMER HOMES GROUP  
NORTH LONDON BUSINESS PARK, OAKLEIGH ROAD SOUTH, LONDON, N11 1GN  
APPLICATION REF: 15/07932/OUT**

42. I am directed by the Secretary of State to say that consideration has been given to the report of John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI, who held a public local inquiry from 9-11 October 2018 and on 9 November 2018 into your client’s appeal against the decision of the London Borough of Barnet (LBB) to refuse your client’s hybrid application for planning permission for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development:

- detailed element comprising 376 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and
- outline element comprising up to 824 additional residential units in buildings ranging from two to eleven storeys, up to 5,177m<sup>2</sup> of non-residential floorspace (Use Classes A1-A4, B1 and D1) and 2.9 hectares of public open space, associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking,

in accordance with application ref: 15/07932/OUT, dated 18 December 2015.

43. On 12 January 2018, this appeal was recovered for the Secretary of State's determination, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990.

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: PCC@communities.gov.uk

# **ANNEX C – The Secretary of State’s letter of 22 January 2020**

## **Inspector’s recommendation and summary of the decision**

44. The Inspector recommended that the appeal be allowed, and planning permission be granted subject to conditions.
45. For the reasons given below, the Secretary of State agrees with the Inspector’s conclusions, and agrees with his recommendation. He has decided to allow the appeal and grant planning permission subject to conditions. A copy of the Inspector’s report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

## **Matters arising since the close of the inquiry**

46. On 21 February 2019, the Secretary of State wrote to the main parties to afford them an opportunity to comment on the results of the Housing Delivery Test, which were published on 19 February 2019. A list of representations received in response to this letter is at Annex A(i). These representations were circulated to the main parties on 14 March 2019.
47. The Planning Inspectorate received correspondence from the Rt Hon Theresa Villiers MP, dated 18 February 2019, concerning availability of local healthcare services. This letter was separately sent to Comer Homes Group, who forwarded their response to the Planning Casework Unit on 7 March 2019. The original letter was circulated to the LBB on 18 March 2019.
48. The Secretary of State also received correspondence from the Rt Hon Theresa Villiers MP, dated 20 February 2019, stating her opposition to the residential aspects of the proposal. This was not circulated to parties as it was reaffirming an existing position.
49. On 28 March 2019 the Office for National Statistics published updated housing affordability ratios for England. As the London Plan provides an up-to-date housing requirement, the Secretary of State did not consider that the publication of these ratios raised any matters that would require him to refer back to the parties for further representations prior to reaching his decision on this appeal, and he is satisfied that no interests have thereby been prejudiced.
50. A list of all the other representations which have been received since the inquiry is at Annex A(ii). Copies of these letters may be obtained on written request to the address at the foot of the first page of this letter.
51. An application for a full award of costs was made by Comer Homes Group against the LBB (IR1). This application is the subject of a separate decision letter, which is also being issued today.

## **Policy and statutory considerations**

52. In reaching his decision, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

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53. In this case the development plan consists of the Barnet Core Strategy (CS) and Development Management (DM) documents (both 2012), and the London Plan (2017, consolidated with alterations since 2011) (LP).
54. The Secretary of State agrees with the Inspector (IR5-8) that the policies of most relevance are:
- CS5, which defines a tall building as one of eight storeys or more, and sets out locations where they may be appropriate;
  - DM05, which restricts tall buildings to identified locations;
  - DM01, which requires proposals to preserve local character and respect the appearance, scale, mass, height and pattern of their surroundings; and
  - LP7.7, which states that tall buildings should be part of a plan-led approach, should not have an unacceptably harmful impact on their surroundings, and need to be accompanied by an urban design analysis, especially where they are proposed for locations not identified in a plan.
55. Other material considerations which the Secretary of State has taken into account include the National Planning Policy Framework (‘the Framework’) and associated planning guidance (‘the Guidance’), and the North London Business Park planning brief, adopted by the LBB in 2016. The revised Framework was published on 24 July 2018 and further revised in February 2019. Unless otherwise specified, any references to the Framework in this letter are to the revised Framework.

### *Emerging plan*

56. The emerging plan comprises the revised Barnet Local Plan, and the New London Plan. Paragraph 48 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework.
57. The revised Barnet Local Plan has not yet been published for public consultation, and the Secretary of State therefore considers it carries no weight.
58. The draft New London Plan (NLonP) has completed its Examination in Public, and the Panel’s report to the Mayor of London was issued in October 2019. The Mayor published online and submitted his “Intend to Publish” version of the plan to the Secretary of State on 9 December 2019. In line with the Framework, the Secretary of State considers that the NLonP policies carry moderate weight.

### **Main issues**

#### *Impact of the proposal on the character and appearance of the area*

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59. The Secretary of State agrees with the Inspector that the effect of the proposed development on the character and appearance of the area is a main issue in this case (IR62).
60. The Secretary of State has carefully considered the Inspector’s assessment of the impact the proposal would have on the surrounding area (IR64-69). He agrees with the Inspector that, as the local authority do not object to residential redevelopment in principle, it is the elements over seven storeys and the scale and massing of the development that form the primary matters of concern.
61. The Secretary of State has carefully considered the Inspector’s assessment of the impact the proposal would have on the surrounding area (IR64-69). He notes that the surrounding area is predominantly two-storey residential dwellings, while the site is currently occupied by a low-density campus-style business park. For the reasons given at IR64, he agrees with the Inspector that, as the existing character of the site is entirely different to the surrounding area, it does not contribute to the character and appearance of the area. In considering the proposed site layout, he notes that the taller buildings would be located away from existing development, in the interior of the site (IR66, IR68) or adjacent to the railway lines (IR65) that provide a buffer to existing development; while the buildings proposed closest to existing development would be three storeys (IR65, IR66). He also notes that open space would be retained between blocks (IR67). For these reasons, he agrees with the Inspector that the proposal is appropriate to the current character of the site (IR65), and that the taller buildings would not be visually obtrusive (IR68) to those living around the site.
62. In considering the impact of the proposal outside the immediate surroundings, the Secretary of State agrees with the Inspector at IR68 that, while the taller buildings would be visible from locations in the surrounding area, they would primarily be part of the background cityscape, a characteristic of London even in the suburbs.
63. For the reasons given above, The Secretary of State agrees with the Inspector that the proposal is designed in such a way as to respect the existing character of the area while maximising the potential of the site (IR65), and that the appearance, scale, mass, height and pattern would not adversely affect the character and appearance of the area. For these reasons, the Secretary of State agrees with the Inspector (IR69, IR74) that the proposal is acceptable in terms of scale, massing and design, and would not harm the character and appearance of the area, thereby complying with DM01.
64. However, for the reasons given at IR72, the Secretary of State agrees with the Inspector that there is a conflict with the local plan, as tall buildings are not envisioned for this site. He considers that the proposal conflicts with CS5 and DM05, and that, while LP7.7 could be favoured as a more recent policy and would be more permissive of a tall building at this location, there is still conflict with the elements of the policy that require tall buildings to be plan-led. The Secretary of State gives this significant weight against the proposal.

### *Housing land supply*

65. The Guidance states that in principle an authority will need to be able to demonstrate a five years’ land supply at any point to deal with applications and appeals unless it is choosing to confirm its five years’ land supply - in which case it need demonstrate it only



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once per year. In this case, LBB has not ‘confirmed’ its five years’ land supply and the Secretary of State notes (IR33) that the best case in terms of housing supply is 5.1 years while the worst case is a 4.8-year supply, both of which estimates include the dwellings which would be delivered on the site in this proposal.

66. The Secretary of State agrees with the Inspector at IR76 that five years of housing land supply is a minimum requirement, and that the scheme would boost the supply of housing, a principal Government objective. For these reasons, he considers that the provision of 1350 market and affordable homes represents a clear benefit, and that it attracts significant weight in favour of the proposal.

### *Other matters*

67. For the reasons given at IR75, the Secretary of State considers that the provision of a serviced plot for a replacement secondary school carries great weight in favour of the proposal.

68. The Secretary of State agrees with the Inspector (IR77-78) that the public accessibility to the sports facilities, the provision of public open space, the provision of community floorspace, and the Community Infrastructure Levy generated by the proposal are all significant and substantial benefits of the proposal which carry significant weight in favour of the proposal. As no evidence has been put before him that the New Homes Bonus would be used to help make the proposal acceptable in planning terms, he has not given it any weight in the planning balance.

69. The Secretary of State has considered the Inspector’s analysis of the potential for traffic congestion (IR80-81) along Brunswick Park Road and agrees with his conclusions that the development would not adversely affect the amenity of surrounding developments. As such the Secretary of State considers this to be neutral in the balance and to carry no weight either way.

### **Planning conditions**

70. The Secretary of State has given consideration to the Inspector’s analysis at IR60, the recommended conditions set out at the end of the IR and the reasons for them, and to national policy in paragraph 55 of the Framework and the relevant Guidance. He is satisfied that the conditions recommended by the Inspector comply with the policy test set out at paragraph 55 of the Framework and that the conditions set out at Annex B should form part of his decision.

### **Planning obligations**

71. Having had regard to the Inspector’s analysis at IR61, the planning obligation dated 8 November 2018, paragraph 56 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010, as amended, the Secretary of State agrees with the Inspector’s conclusion for the reasons given in IR61 that the obligation complies with Regulation 122 of the CIL Regulations and the tests at paragraph 56 of the Framework.

### **Planning balance and overall conclusion**

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72. For the reasons given above, the Secretary of State considers that the appeal scheme is not in accordance with policies CS5, DM05 and LP7.7 of the development plan, and is not in accordance with the development plan overall. He has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan.
73. The development plan restricts tall buildings to identified locations, and the proposal would include them on a site not identified as suitable for them. This conflict carries significant weight against the proposal
74. The proposal has been designed to respect the existing character of the local area, while maximising the potential for delivering homes. It would deliver a replacement secondary school alongside new open space, sports facilities and community space. The local authority is unable to demonstrate a five-year supply of housing land without taking account of this site, and the proposal would provide 1350 new homes. The provision of the housing and the ancillary facilities both carry significant weight in favour of the proposal.
75. The Secretary of State considers that there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan, and therefore concludes that the appeal should be allowed and planning permission granted.

### **Formal decision**

76. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector’s recommendation. He hereby allows your client’s appeal and grants planning permission subject to the conditions set out in Annex B of this decision letter for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development, in accordance with application ref: 15/07932/OUT, dated 18 December 2015.
77. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

### **Right to challenge the decision**

78. A separate note is attached setting out the circumstances in which the validity of the Secretary of State’s decision may be challenged. This must be done by making an application to the High Court within 6 weeks from the day after the date of this letter for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.
79. With regard to elements of this proposal that are in outline only, an applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.

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80. A copy of this letter has been sent to the LBB, and notification has been sent to others who asked to be informed of the decision.

Yours faithfully

*Jean Nowak*

Authorised by the Secretary of State to sign in that behalf

**Annex A: Schedule of representations**

**Annex B: List of conditions**

# ANNEX C – The Secretary of State’s letter of 22 January 2020

## Annex A – Schedule of Representations

### SCHEDULE OF REPRESENTATIONS

#### (i) Representations received in response to the Secretary of State’s letter of 21 February 2019

Party	Date
Daniel Watney LLP for Comer Homes Group	7 March 2019
London Borough of Barnet	7 March 2019
Daniel Watney LLP for Comer Homes Group – response to London Borough of Barnet’s letter of 7 March 2019	21 March 2019

#### (ii) General representations

Party	Date
Rt Hon Theresa Villiers MP re healthcare services	18 February 2019
Rt Hon Theresa Villiers MP re opposition to residential elements of proposal	20 February 2019
Daniel Watney LLP for Comer Homes Group – response to letter of 18 February 2019	7 March 2019

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## Annex B – List of Conditions

### DETAILED CONDITIONS FOR PHASE 1

37. The development of Phase 1 hereby permitted shall be carried out in accordance with the following approved plans:

#### Block 1A - School

211\_1A\_02\_001-Rev B - Basement Plan;  
211\_1A\_02\_00-Rev B - Ground Floor Plan;  
211\_1A\_02\_01-Rev B - First Floor Plan;  
211\_1A\_02\_02-Rev B - Second Floor Plan;  
211\_1A\_02\_03-Rev B - Roof Level - MUGA;  
211\_1A\_02\_04-Rev B - Roof Level - Parapet;  
211\_1A\_04\_01-Rev B - School North & South Elevation;  
211\_1A\_04\_02-Rev B - School East & West Elevation;  
211\_1A\_04\_02A-Rev B - Detailed West Elevation - Wall fronting Brunswick Park Road;  
211\_1A\_04\_03-Rev B - Sports Hall Elevations;  
211\_1A\_05\_01-Rev B - School Sections;

#### Block 1B

211\_1B-02\_00-Rev A - Block 1B, Ground Floor and First Floor Plan;  
211\_1B\_02\_01-Rev A - Block 1B, Attic Floor and Roof Plan;  
211\_1B-04\_01 - Block 1B, North & South Elevations;  
211\_1B\_04\_02-Rev A - Block 1B, East & West Elevations and Section AA;

#### Block 1C & 1D

211\_B1CB2D\_02\_001 - Basement Plan;  
211\_B1CB2D\_02\_00-Rev A - Ground Floor Plan;  
211\_B1CB2D\_02\_01-Rev A - First Floor Plan;  
211\_B1CB2D\_02\_02-Rev A - Second Floor Plan;  
211\_B1CB2D\_02\_03-Rev A - Third Floor Plan;  
211\_B1CB2D\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1CB2D\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1CB2D\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1CB2D\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1CB2D\_02\_08-Rev B - Roof Level;  
211\_B1CB2D\_04\_01-Rev A - Block 1C and Block 1D, East Elevation;  
211\_B1CB2D\_04\_02 - Block 1C and Block 1D, West Elevation;  
211\_B1CB2D\_04\_03 - Block 1C, South and North Elevation;  
211\_B1CB2D\_04\_04 - Block 1D, South Elevation;  
211\_B1CB2D\_04\_05-Rev A - Block 1D, North Elevations;  
211\_B1CB2D\_05\_01-Rev A - Block 1C and Block 1D Section AA;  
211\_B1CB2D\_05\_02-Rev A - Block 1C and Block 1D Section BB;  
211\_B1CB2D\_05\_03 - Block 1C Section DD and CC;  
211\_B1CB2D\_05\_04-Rev A - Block 1D Section EE and FF;

#### Block 1E & 1F

211\_B1EB1F\_02\_001 - Basement Plan

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: PCC@communities.gov.uk

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211\_B1EB1F\_02\_00-Rev A - Ground Floor Plan;  
211\_B1EB1F\_02\_01-Rev A - First Floor Plan;  
211\_B1EB1F\_02\_02-Rev A - Second Floor Plan;  
211\_B1EB1F\_02\_03-Rev A - Third Floor Plan;  
211\_B1EB1F\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1EB1F\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1EB1F\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1EB1F\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1EB1F\_02\_08-Rev B - Roof Plan;  
211\_B1EB1F\_04\_01 - B1EB1F - West Elevation;  
211\_B1EB1F\_04\_02-Rev A - B1EB1F East Elevation;  
211\_B1EB1F\_04\_03-Rev A - B1F North Elevation & South Elevation;  
211\_B1EB1F\_04\_04-Rev A - B1E North & South Elevations;  
211\_B1EB1F\_05\_01-Rev A - Block 1E & Block 1F, Section AA;  
211\_B1EB1F\_05\_02-Rev A - Block 1F, Section BB & CC;  
211\_B1EB1F\_05\_03-Rev A - Block 1E, Section DD

### Landscape Drawings

HED\_1140\_RBP\_P1\_0001-Rev 03 - Phase 1 Landscape: General Arrangement;  
HED\_1140\_RBP\_P1\_0002-Rev 03 - Phase 1 Hard Landscape: Area 01;  
HED\_1140\_RBP\_P1\_0003-Rev 01 - Phase 1 Hard Landscape: Area 02;  
HED\_1140\_RBP\_P1\_0004-Rev 03 - Phase 1 Hard Landscape: Area 03;  
HED\_1140\_RBP\_P1\_0005-Rev 03 - Phase 1 Landscape Planting: Area 01;  
HED\_1140\_RBP\_P1\_0006-Rev 01 - Phase 1 Landscaping Planting: Area 02;  
HED\_1140\_RBP\_P1\_0007-Rev 02 - Phase 1 Landscaping Planting: Area 03;  
HED\_1140\_RBP\_P1\_0008-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0009-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0010-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0011-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0012-Rev 00 - Phase 1 Illustrative Materials Palette;  
HED\_1140\_RBP\_P1\_0013-Rev 02 - Phase 1 Trees for Retention + Proposed + Removal;  
HED\_1140\_RBP\_P1\_0014-Rev 00 - Phase 1 Landscape Terraces;  
HED\_1140\_RBP\_P1\_0015-Rev 00 - Phase 1 School Play Area;  
HED\_1140\_RBP\_P1\_0016-Rev 00 - Phase 1 Residential Street;  
HED\_1140\_RBP\_P1\_0017-Rev 00 - Phase 1 Lake & Board Walk;  
HED\_1140\_RBP\_P1\_0018-Rev 00 - Phase 1 Private Gardens (front);  
HED\_1140\_RBP\_P1\_0020-Rev 00 - Phase 1 Street Section (Parkway);  
HED\_1140\_RBP\_P1\_0021-Rev 00 - Phase 1 Intensive Green Roof;

### Highways Drawings

0031-PHL-01-Rev C - Preliminary Highway Layout Sheet 1;  
0031-PHL-02-Rev C - Preliminary Highways Layout Sheet 2;  
0031-PHL-03-Rev C - Preliminary Highway Profile Sheet 1;  
0031-PHL-04-Rev C - Preliminary Highway Profile Sheet 2;  
0031-PHL-05-Rev C - Preliminary Highway Profile Sheet 3;  
0031-PHL-06-Rev B - Preliminary Highway Profile Sheet 4;  
0031-PHL-07-Rev B - Phase 1 Highway Layout;  
0031-PHL-08-Rev A - Highway Access Plan;  
0031-PHL-12-Rev B - Preliminary Eastern Access Arrangement and Benfleet Way Access Plan;  
0031-PDL-100-Rev A - Phase 1 Preliminary Drainage Layout;  
0031-PDL-101-Rev A - Proposed Detention Basin;

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: [PCC@communities.gov.uk](mailto:PCC@communities.gov.uk)

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0031-PDL-200-Rev A - Preliminary Drainage Layout.

38. Phase 1 hereby permitted shall begin no later than 3 years from the date of this permission.

39. Other than Ground Works and Site Preparation Works (site clearance, site hoarding, decontamination) no development shall commence within Phase 1 until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with the development of Phase 1, has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the ES and shall include:

## Construction site and works

- xxxiii. Site information (including a site plan and management structure);
- xxxiv. Description of works, equipment and storage;
- xxxv. Programme of works;
- xxxvi. Temporary hoarding and fencing;
- xxxvii. Temporary works;
- xxxviii. Interim drainage strategy;
- xxxix. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority);

## Construction management and procedures

- xl. Code of Construction Practice;
- xli. Consultation and neighbourhood liaison;
- xlii. Staff training and briefing procedures;
- xliii. Schedule of environmental legislation and good practice;
- xliv. Register of permissions and consents required;
- xlv. Environmental Audit Programme;
- xlvi. Environmental Risk Register;
- xlvii. Piling Works Risk Assessment;
- xlviii. Health and safety measures;
- xlix. Complaints procedures;
- l. Monitoring and reporting procedures;

## Demolition and waste management

- li. Demolition audit;
- lii. Site clearance and waste management plan;
- liii. Asbestos survey and disposal strategy;

## Construction traffic

- liv. Construction traffic routes;
- lv. Construction traffic management (including access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution)

## Environmental Management

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: [PCC@communities.gov.uk](mailto:PCC@communities.gov.uk)

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- lvi. Ecology surveys and management plan (as required by the ES) in relation to any existing ecological features that may be affected by works in that Development Phase.
- lvii. Measures to minimise visual impact during construction
- lviii. Measures to minimise noise and vibration levels during construction;
- lix. Measures to minimise dust levels during construction;
- lx. Measures to control pollution during construction (including a Pollution Response Plan);
- lxi. Construction lighting strategy, including measures to minimise light spill;
- lxii. Measures to reduce water usage during construction;
- lxiii. Measures to reduce energy usage during construction;
- lxiv. Any other precautionary and mitigation measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register;

Phase 1 shall thereafter be implemented in accordance with the Construction Environmental Management Plan as approved by the LPA.

40. A contamination remediation scheme shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The scheme shall be in accordance with the approach to remediation set out in the Environmental Statement, and the remediation scheme shall be implemented as approved prior to the occupation of Phase 1.

41. No construction works shall occur outside 0800 - 1800 hours on weekdays and 0800 - 1300 hours on Saturdays and shall not occur at all on Public Holidays.

42. Vegetation clearance shall take place outside the bird breeding season (October to February). Any clearance of vegetation with the potential to support nesting birds shall only occur following a check by a qualified ecologist. If any active nests are found an appropriate buffer zone shall be established and works must cease within this buffer zone until such time as a qualified ecologist confirms that the nest is no longer in active use.

43. No development within Phase 1 shall commence (with the exception of Ground Works and Site Preparation Works) until a scheme of Advanced Infrastructure Works is submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- vi. Underground drainage details;
- vii. Below ground energy infrastructure;
- viii. Below ground services and utilities;
- ix. Ground Works, earthworks, contouring and levels;
- x. A statement of compliance with the site wide strategies (including the DAS Volume I and Addendum sections 6.19, 7.1 - 7.16, 8.1 - 8.3 and approved Primary Control Documents).

Development of Phase 1 shall be carried out in accordance with the approved scheme.

44. No Surface Infrastructure Works shall commence within Phase 1 until a scheme of Landscaping Works for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- xx. Design and location of electricity sub stations, including surface treatment and means of enclosure;
- xxi. Vehicle parking and surfacing treatment (including petrol / oil interceptors);
- xxii. Surface drainage details;
- xxiii. Surface materials and finishes;
- xxiv. Cycle parking locations and details;



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- xxv. Highways details (e.g. crossing and kerb heights);
- xxvi. Access and wayfinding strategy;
- xxvii. Materials, types and siting of all fencing, boundary treatments, gates or other enclosures (including temporary arrangements to be in place until the site is completed in full);
- xxviii. Street furniture, lighting and signage;
- xxix. Children’s play spaces and play provision;
- xxx. Details of all proposed trees, hedge, shrub and other planting and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizing, density and arrangement;
- xxxi. Ecological enhancements (in accordance with ES);
- xxxii. The position of any existing trees and hedges to be retained or removed and the crown spread of each retained tree;
- xxxiii. Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- xxxiv. The position of any proposed excavation within the recommended protective distance referred to in BS5837:2012;
- xxxv. Means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use.
- xxxvi. Details and specifications of all play, sport and recreational features to be included within the landscaped areas;
- xxxvii. Details of all proposed hard landscape works, including proposed materials, samples and details of special techniques to minimise damage to retained trees and details of techniques to be used to provide conditions appropriate for new plantings.
- xxxviii. Timing of planting.

The Landscaping Works shall be carried out in accordance with the approved details.

45. Prior to the occupation of each building within Phase 1, a scheme of bird and bat boxes for that building shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes approved shall be installed and maintained over the lifetime of the development.

46. Phase 1 shall be undertaken in accordance with the drainage strategy outlined in the Environmental Statement. No foul or surface water from the site shall be discharged into the public system until the drainage works set out in the strategy have been completed.

47. If within a period of five years from the date of planting of any tree within Phase 1, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season.

48. A Car Parking Management Strategy for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of Phase 1. The strategy shall be in accordance with that set out in the Transport Assessment and Addendum. The Strategy shall thereafter be implemented as approved.

49. 10% of residential units in Phase 1 shall be designed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users.

50. Prior to the construction of any building within Phase 1 the following details for that building shall be submitted to and approved in writing by the Local Planning Authority:

- viii. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces;

## ANNEX C – The Secretary of State’s letter of 22 January 2020

- ix. Doors, entrances, windows (including glazing specifications) and balconies (including drawings and sections showing thresholds to adjacent internal spaces and drawings and sections of privacy screens);
- x. Details of the design and access controls for the car park gate(s);
- xi. Building lighting;
- xii. Podium details (including hard and soft landscaping, planting species, furniture and play provision);
- xiii. Details of bio-diverse roofs;
- xiv. Details of any building security measures including CCTV;

Development shall be carried out in accordance with the approved details and the scheme shall thereafter be maintained in secure and good working order for the lifetime of the development.

51. Notwithstanding the details submitted with the application, prior to the construction of any building within Phase 1, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- iv. 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;
- v. Satisfactory points of collection; and,
- vi. Details of the refuse and recycling collection arrangements.

The refuse and recycling facilities shall be provided fully in accordance with the approved details before the relevant block is occupied and the development shall be managed in accordance with the approved details.

52. Prior to the construction of any building within Phase 1, details of all extraction and ventilation equipment to be installed for that building shall be submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a report carried out by a qualified acoustic consultant that assesses the likely noise impacts from the development of the ventilation and extraction plant, and proposed mitigation measures for the development if necessary.

The development shall be carried out in accordance with approved details before first occupation of Phase 1.

53. The level of noise emitted from any plant within Phase 1, including ventilation equipment hereby approved shall be at least 5dB(A) below the background noise 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 noise level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

54. Prior to the occupation of Phase 1, details of the energy supply network shall be submitted to and approved in writing by the Local Planning Authority. Details shall be in accordance with the Energy Statement and Addendum and shall include:

- vi. Details of connections available for each building;
- vii. Proposals for the staged installation of plant within the energy centre and any temporary energy provision required

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- viii. Details of safeguarded connections to an area wide heat network if found to be feasible following further engagement with the local planning authority and GLA.
- ix. Details of any potential future connections available to nearby buildings;
- x. A statement of compliance with the site wide Energy Statement and Addendum.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

55. CHP and/or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan’s Sustainable Design and Construction SPG document.

56. Prior to the construction of any residential building in Phase 1, a rainwater and grey water feasibility strategy, relating to incorporating rainwater or grey water recycling into buildings across Phase 1, shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

57. Prior to occupation of Phase 1 an External Lighting Assessment of lighting proposed within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The external lighting assessment submitted shall detail the existing average night time luminance and light spread levels at night, identify the levels of light pollution received at the windows to residential properties within the development and, where appropriate, identify the measures to be used to mitigate any impacts to species including bats. Any light pollution mitigation identified in the lighting assessment shall be implemented in full prior to occupation of Phase 1.

58. No building within Phase 1 shall be occupied until a Delivery and Servicing Management Plan in respect of each Phase 1 building has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the strategy set out in the Transport Assessment and Addendum and Phase 1 shall be carried out in accordance with the approved Plan.

59. No residential unit within Phase 1 shall be occupied until the access roads and highways works (on and off-site) as identified in the Highways Drawings hereby approved through Condition 1 are made available for use.

60. No residential unit within Phase 1 shall be occupied until the private and/or communal amenity space provision (excluding public open space) associated with the block within which the unit is located is available for use in accordance with the approved plans.

61. Prior to occupation of each residential block within Phase 1 a scheme for the provision of communal/centralised satellite and television reception equipment for that block shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to first occupation of that block and shall thereafter be retained and made available for use by all occupiers of that block.

62. 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 planning permission being granted by the Local Planning Authority:

The installation of any structures or apparatus for purposes relating to telecommunications or any part of 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

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Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that order.

63. No piling within Phase 1 shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling shall be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for Phase 1 has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

64. Notwithstanding the plans hereby approved and prior to the commencement of Phase 1 details of a scheme of measures to enhance and promote biodiversity within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented in full accordance with the approved details before Phase 1 is first occupied.

65. No works within Phase 1 shall be commenced before a method statement including temporary tree protection measures, detailing the precautions to be taken to minimise damage to trees adjacent to Phase 1, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites. Phase 1 shall be carried out in full accordance with the approved details.

66. Cycle parking for Phase 1 shall be provided in accordance with the approved plans, shall be available for use prior to occupation of Phase 1, and shall be maintained thereafter.

67. Before Blocks 1E and 1F hereby permitted are first occupied windows in the eastern wing elevations of these blocks facing properties in Howard Close and Brunswick Park Gardens shall be non-openable below 1.7m and glazed with obscure glass only, and shall be permanently retained as such thereafter.

68. Other than infrastructure works in relation to Phase 1, no development within Phase 1 shall take place until a programme of archaeological recording of the existing air raid shelters and any finds of industrial heritage, in accordance with a written scheme of investigation to be submitted to and agreed in writing by the Local Planning Authority, has been carried out.

### **CONDITIONS FOR PHASES 2-5**

69. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

#### Parameter Plans

211\_WS\_02\_00-Rev B - Red Line Boundary Plan;  
211\_WS\_02\_01-Rev B - Proposed Development Zone Plan;  
211\_WS\_02\_02-Rev B - Access & Circulation Zone;  
211\_WS\_02\_03-Rev B - Landscape Treatment Plan;  
211\_WS\_02\_04-Rev B - Ground Floor Frontages Plan;  
211\_WS\_02\_05-Rev B - Development Zones - Horizontal Limits of Deviation;  
211\_WS\_02\_06-Rev B - Proposed Site Levels & Vertical Limits of Deviation;  
211\_WS\_02\_07-Rev B - Development Zones & Maximum Heights;

Ministry of Housing, Communities & Local Government  
Jean Nowak, Decision Officer  
Planning Casework Unit  
3rd Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

Tel: 0303 44 41626  
Email: [PCC@communities.gov.uk](mailto:PCC@communities.gov.uk)

## **ANNEX C – The Secretary of State’s letter of 22 January 2020**

211\_WS\_02\_08-Rev B - Proposed Site Basement Levels & Limit of Deviation;  
211\_WS\_02\_09 - Site Plan

### Sections

211\_WS\_05\_01-Rev B - Contextual Sections AA BB;  
211\_WS\_05\_02-Rev B - Contextual Sections CC DD;  
211\_WS\_05\_10-Rev B - Parameter Sections 1 - 4;  
211\_WS\_05\_11-Rev B - Existing Sections 1 - 4;

### Landscape Drawings

HED\_1140\_RBP\_LA\_0001-Rev 01 - Illustrative Landscape Plan;  
HED\_1140\_RBP\_LA\_0002-Rev 03 - Landscape GA;  
HED\_1140\_RBP\_LA\_0003-Rev 03 - General Arrangement, Central Park;  
HED\_1140\_RBP\_LA\_0004-Rev 01 - Illustrative Landscape Sections: The Parkway;  
HED\_1140\_RBP\_LA\_0005-Rev 02 - Illustrative Sections: Park (North);  
HED\_1140\_RBP\_LA\_0006-Rev 01 - Illustrative Sections: Central Park (South);  
HED\_1140\_RBP\_LA\_0007-Rev 00 - Illustrative Landscape Sections: Courtyard;  
HED\_1140\_RBP\_LA\_0008-Rev 02 - Trees for Retention + Proposed + Removal

### Supporting Documents

Design Principles Document - Rev B, March 2017;

70. Applications for the approval of reserved matters (being scale, layout, appearance and landscaping) for Phases 2, 3, 4 and 5 shall be made to the Local Planning Authority before the following:

- v. Applications for Reserved Matters for Phase 2 shall be made within 3 years from the date of this permission;
- vi. Applications for Reserved Matters for Phase 3 shall be made within 4 years from the date of this permission;
- vii. Applications for Reserved Matters for Phase 4 shall be made within 5 years from the date of this permission;
- viii. Applications for Reserved Matters for Phase 5 shall be made within 7 years from the date of this permission.

71. The development hereby permitted in the later phases shall begin no later than 2 years from the final approval of the last Reserved Matters application in relation to each phase made pursuant to Condition 34.

72. As part of Reserved Matters applications, details of the energy supply for each building in Development Phases 2 - 5 shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with the Energy Statement and Addendum and shall include:

- iv. Details of the energy supply for each building connection, including a statement of compliance with the Energy Statement and Addendum;
- v. Details of any temporary energy provision required;
- vi. A statement of compliance with the site wide Energy Statement and Addendum.



# **Report to the Secretary of State for Housing, Communities and Local Government**

**by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**  
an Inspector appointed by the Secretary of State

Date: 9 January 2019

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**TOWN AND COUNTRY PLANNING ACT 1990**

**COUNCIL FOR THE LONDON BOROUGH OF BARNET**

**APPEAL**

**by**

**COMER HOMES GROUP**

Inquiry held on 9 -11 October and 9 November 2018

North London Business Park, Oakleigh Road South, London N11 1GN

File Ref: APP/N5090/W/17/3189843

**File Ref: APP/N5090/W/17/3189843**

**North London Business Park, Oakleigh Road South, London N11 1GN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Comer Homes Group against the decision of the Council of the London Borough of Barnet.
- The application Ref 15/07932/OUT, dated 18 December 2015, was refused by notice dated 15 September 2017.
- The development proposed is 'Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development. The detailed element comprises 376 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road, and; The outline element comprises up to 824 additional residential units in buildings ranging from two to eleven storeys, up to 5,177 sq m of non-residential floorspace (Use Classes A1-A4, B1 and D1) and 2.9 hectares of public open space, Associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking'.

**Summary of Recommendation: The appeal be allowed and planning permission be granted subject to conditions.**

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**Procedural Matters**

1. At the Inquiry an application for costs was made by Comer Homes Group against the Council of the London Borough of Barnet. This application is the subject of a separate Report.
2. The outline element of the proposed development has been submitted with all matters except for access reserved for future consideration. This factor has been taken into account in this Report.

**The Site and Surroundings**

3. North London Business Park (NLBP), the site, is about 16.4 hectares of which about 13 hectares is currently undeveloped, comprising areas of disused open space and car parking. To the west of the site is the East Coast Mainline Railway beyond which is a residential area. There are residential areas to the north, north-east and south of the site and part of the east boundary of the site is to Brunswick Park Road. The residential areas are mainly two/three storey detached, semi-detached and terraced housing. There are two access roads into the site; one off Brunswick Park Road and one, at the southern tip of the site, off Oakleigh Road South. The northern part of the site is generally flat but from there ground levels fall by about 24 metres to the lowest point at Brunswick Park Road in the south-east corner of the site.
4. The site is partly occupied by four campus style buildings that provide 38,000 square metres of office, educational and community floorspace let to a variety of occupiers including St Andrew the Apostle School. There are about 1,300 car parking spaces on site and close to the access road off Brunswick Park Road is a lake that provides attenuation during periods of rainfall. There are two National Rail stations, New Southgate and Oakleigh Park, and one London Underground station, Arnos Grove, within one mile of the site. Brunswick Park Road and Oakleigh Road South are both bus routes. There is a fenced off and unused access on the north boundary

of the site to Weirdale Avenue which leads to Russell Lane where there is a parade of neighbourhood shops.

### **Planning Policy and other considerations**

5. The Development Plan includes the Core Strategy (CS) and Development Management Policies (DM) of Barnet's Local Plan, which were adopted in September 2012, and The London Plan (LP), which was adopted in March 2016. The CS and the DM are documents of the Council's Local Development Framework (LDF).

6. CS policy CS5 'Protecting and enhancing Barnet's character to create high quality spaces' states that tall buildings (8 storeys or more) may be appropriate in specified locations, and that proposals for tall buildings will be considered in accordance with DM policy DM05 'Tall Buildings'. This policy states that tall buildings outside the areas specified in CS policy CS5 will not be considered acceptable. DM policy DM01 'Protecting Barnet's character and amenity' states, amongst other things, that development proposals should be based on an understanding of local characteristics, and that proposals should preserve local character and respect the appearance, scale, mass, height and pattern of their surroundings.

7. LP policy 7.7 'Location and Design of Tall and Large Buildings' states that tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations, and that tall and large buildings should not have an unacceptably harmful effect on their surroundings. With regard to planning decisions, the policy states that applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet specified criteria, and that this is particularly important if the site is not identified as a location for tall or large buildings in the borough's LDF. The specified criteria include the requirement that tall or large buildings should only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building.

8. The LP designates the site as a Strategic Industrial Location but it is common ground that the strategic protection of the employment land is no longer necessary. A Planning Brief for NLDP was adopted on 22 March 2016. The Brief, amongst other matters, states that tall buildings, in accordance with CS policy CS5, should be restricted to strategic locations in the Borough, and that "As this site is not within a strategic location, tall buildings will not be envisioned in this location".

### **Planning History**

9. There is nothing relevant in the planning history of the site.

### **The Proposed Development**

10. The description of the development given above is that stated on the application form. The development was amended in early 2017 and was refused on the basis that it was for:

'Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential led mixed-use development. The detailed element comprises 360 residential units in five blocks reaching eight storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities, and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park



Road, and; the outline element comprises up to 990 additional residential units in buildings ranging from two to nine storeys, up to 5,177 sq m of non-residential floorspace (Use Classes A1-A4, B1 and D1) and 2.54 hectares of public open space. Associated site preparation/enabling works, transport infrastructure and junction works, landscaping and car parking'

11. The detailed element of the scheme is Phase 1 of the proposed comprehensive re-development of the site. The school building would have an east frontage to Brunswick Park Road and a north elevation facing a drop off area alongside the retained access road into the site. To the west of the school building would be Brunswick Lakeside Park; a public open space incorporating the attenuation lake. To the south of the lake would be a sport pitch and between this and residential development on Brunswick Crescent would be sports changing facilities and a gymnasium. To the west of the open space and sports facilities, and to the south of the access road, would be three blocks of residential apartments; blocks 1B, 1C and 1D. To the north of the access road, and to the west of residential development on Howard Close, would be two further blocks of residential apartments, Blocks 1E and 1F. Elements of Blocks 1E and 1F would be 8 stories in height.

12. Phases 2-5 of the re-development of the site are the subjects of the outline element of the proposed scheme. Phase 2 would be at the north end of the site and would be terraces and blocks of 2-5 storey dwellings and apartments. Phases 3-5 would be between Phase 1 and the railway line and would include blocks up to 9 stories in height. There would be, if the scheme is developed in line with the masterplan for the site, public open spaces within Phases 3 and 5, ground floor retail uses in Block 4B, lower floor office uses in Block 5A and lower floor retail, childcare, office and community uses in Block 3A.

### **Common Ground between the Main Parties**

13. The main parties have set out agreed matters in a Statement of Common Ground (included as Inquiry Document (ID) 19). Some of these are:

- The principle of a residential-led mixed-use re-development of the site delivering residential accommodation alongside a new school and areas of public open space is appropriate;
- The provision of a new building for St Andrew the Apostle secondary school would be a qualitative and quantitative improvement to the school's existing facilities and buildings;
- The proposed 2,017 square metres of retail floorspace and 744 square metres of commercial floorspace would provide active ground floor frontages and would cater for local convenience needs. The introduction of these uses would not adversely affect nearby shopping opportunities;
- The scheme would include over 2.5 hectares of usable open space, neighbourhood play space and four locally equipped areas of play. This is an appropriate level of provision;
- The provision of an all-weather amenity sports pitch, indoor sports hall and multi-use games area, which would be used by the School and the wider community, constitutes a significant social benefit;

- The provision of a fully cleared school site would be the equivalent of 20% on-site affordable housing and the scheme includes the provision of 10% affordable housing. The scheme therefore provides for the equivalent of 30% affordable housing;
- The proposed development would have an average density of 251 habitable rooms per hectare (hrph) against an LP recommended density of 150-250 hrph for urban locations such as the appeal site. The densities recommended in the LP are not intended to be applied mechanistically;
- The Townscape and Visual Impact Assessment (TVIA) demonstrates that the development would be of limited visibility from the surrounding area with only localised viewpoints experiencing any noticeable change;
- The Transport Assessment indicates that the proposed development is acceptable in transport and highways terms. The site is a sustainable location for the proposed mixed use scheme, and the cumulative transport impacts and access arrangements are acceptable and meet the requirements of the National Planning Policy Framework (NPPF).

### **The Case for the London Borough of Barnet**

The material points of the case for the London Borough of Barnet are:

14. The Council, which currently occupies parts of the North London Business Park, wishes to see appropriate redevelopment of the site. At present the site is under-occupied, not fit for future employment uses, and could provide significant housing provision for the Borough and for London, as well as an enlarged premises for the existing secondary school.

15. The Planning Brief for the site demonstrates the Council's intentions in that regard. This does not mean any development on the site, of whatever scale, massing and height, should be permitted, simply to bring the site into greater use. The Council's LDF, supplemented by the Planning Brief, makes it clear what scale and height of development would be acceptable.

16. The Council undertook a study, not challenged or even criticised by the Appellant, which identifies those areas which are suitable for tall buildings (i.e. greater than 7 storeys). The Council's LDF policies make clear that tall buildings outside the areas identified in CS policy CS5 "will not be supported" and, with regard to DM policy DM05 "will not be considered acceptable".

17. The Council refused planning permission for the reason that the proposed development "by virtue of its excessive height, scale and massing would represent an over development of the site resulting in a discordant and visually obtrusive form of development in its context, to such an extent that it would be detrimental to the character and appearance of the area...".

Site context and the impact of the proposal

18. The site is characterised by office-type buildings with large footprints, no greater than 4 storeys in height, at relatively low density. There is considerable green space throughout the site, as well as the small lake, and large areas of car parking. The existing built development is visible from relatively few places in the

locality, as the viewpoints in the Appellant's Townscape and Visual Impact Assessment (TVIA) illustrate.

19. The surrounding townscape is, as the Committee Report notes, characterised by two-storey suburban residential development. There is some built development up to three storeys, and the odd building of four storeys in height. There is nothing taller in the locality.

20. The Appellant contends that the Site has its own character. That is true, but only up to a point. The opportunity for total redevelopment of a site of this size presents an important opportunity, and such development must be very careful to reflect and be sympathetic to the surrounding townscape. The Appellant's proposals do not achieve this important objective.

21. 'Big box' campus style buildings, which currently occupy parts of the site, may not be characteristic of the surrounding area, but they are low in height and relatively unseen in the wider townscape. What is proposed is demonstrably very different from its surroundings.

22. The evidence of Mr Griffiths, for the Council, during cross-examination, was that the view of the proposed development from Howard Close (Viewpoint 11 in the TVIA) was the impact of the proposed development "which most concerns members", and would give rise to "significant harm". But this was not the only concern of Council members. The reason for refusal, and the Council's concerns about the proposed development, comprise "excessive height, scale and massing", which "would represent an over development of the site", leading to a "discordant and visually obtrusive form of development in its context". This concern is more than simply the view from Howard Close.

23. Phase 1, which is the detailed element of the scheme, includes large and tall blocks (up to 8 storeys) which do not relate to the surrounding townscape. The illustrative designs for the other four phases, also show large blocks of up to 8 or 9 storeys. This looks like a 'campus' and self-evidently it does not integrate well with, or appear sympathetic to, the surrounding area. The noticeable adverse change to the townscape would be visible in the wider area and in particular from Osidge Lane, New Southgate Cemetery, Brunswick Park Road, Howard Close, Pine Road, Fernwood Road and Oakleigh Road South.

24. The Appellant advances no case that, in order to achieve a certain number of dwellings on the site, scheme viability requires a certain density of dwellings or certain heights to provide that density. The numbers of dwellings proposed, and the density of the development and heights of scheme elements, are driven ultimately by the choices taken by the Appellant.

#### Planning Policy

25. There is a clear nexus between the site being 'not an appropriate location' for tall buildings, in terms of planning policy, and the council's reason for refusal that the scheme is of "excessive height, scale and massing". It would appear that the Appellant was informed during the design process that the Council's development plan policies did not permit buildings greater than 7 storeys at this location. But buildings of between 8 and 11 storeys were proposed anyway.

26. LP policy 7.7, adopted in its current form in 2016, has three sections which are of most relevance to this appeal. As far as Section C is concerned the Council relies

upon criteria a, b and c of that policy, and Section B of the policy contemplates that planning permission for tall buildings could not be granted in locations which have not been identified in the LDF, if the criteria in Section C of the policy are not met.

27. However, Section A of the policy expressly directs that there should be a “plan-led approach” to permitting tall buildings, “by the identification of appropriate, sensitive and inappropriate locations”. It also states that tall buildings should not have “an unacceptably harmful impact on their surroundings”. Section A directs local planning authorities to undertake an exercise to identify appropriate, potentially appropriate, and inappropriate, locations for tall buildings.

28. The Council undertook that exercise before the LP was adopted. The Council’s LDF is based upon its Tall Buildings Study, which guided its Core Strategy and Development Management Policies – policies CS5 and DM05 in particular. The Study identifies appropriate locations; and by definition, anywhere outside those locations is regarded as inappropriate. Failure to expressly identify “sensitive locations” does not mean that the Council’s policies do not accord with the LP, or alternatively, any lack of accord is relatively minor.

29. The direction to local planning authorities in Section A of LP policy 7.7 is very important. It must be read alongside Section B of the policy. If a study has been undertaken by a local planning authority such as London Borough of Barnet, then considerable weight should be given to that matter in applying LP policy 7.7 and in applying its LDF policies. Otherwise Section A is meaningless.

30. Where LDF policies are based upon an exercise to identify appropriate locations for tall buildings, as directed by the LP, then the fact that those LDF policies “do not support”, and “would not consider acceptable” tall building proposals outside such identified locations, means that the LDF accords with, or at the very least is not significantly out of step with, the LP.

31. This proposal does not accord with LDF policies on tall buildings. Moreover it does not accord with the LDF or the LP because of the unacceptably harmful effect which would result if it is built.

#### Housing need

32. The Council’s Annual Monitoring Report (AMR) for 2016-17, published in July 2018, is based upon the figures also used by the Greater London Authority (GLA), and was prepared using the ‘Liverpool’ method, which at the time the document was prepared was considered to be as valid as the ‘Sedgefield’ approach. The GLA’s own AMR including figures for Barnet was published two months later.

33. Whatever the differences between the methodologies that the two parties have used to calculate the Council’s 5 year housing supply, there is very little between the two. The best case is a 5.1 year supply, the worst case is a 4.8 year supply. In short, just under, or just over, a 5 year supply.

34. As far as the timing of the proposed development is concerned, if the appeal is successful, the 350 dwellings of Phase 1 would be expected to be completed by the end of 2022 – just at the end of the 5 year period. Beyond that the completion of phase 5 is expected by about the end of 2027.

35. This scheme is not going to deliver a large number of houses quickly, even if the first phase is built by 2020.

## Conclusion

36. Determination of the planning application was the planning committee's decision, not the decision of officers. Members are entitled to take a different view from their officers. The proposed scheme is excessive in height, massing and density (including phase 1, which includes 8 storey elements in the 'detailed' permission sought). It constitutes an unacceptably adverse overdevelopment of the site. The scheme is contrary to the development plan and its benefits do not outweigh the harm it would cause.

### **The Case for Comer Homes Group**

The material points of the case for Comer Homes Group are:

37. The LDF threshold for what constitutes a "tall building" is "8 storeys ...or more". Of the 6 blocks proposed in the detailed part of the application only a limited element of Block 1E and of Block 1F are 8 storeys. Accordingly, the detailed part of the scheme very largely - i.e. all of blocks 1A, 1B, 1C, 1D and nearly all of blocks 1E & 1F - comprises buildings which are *not* tall buildings. As for the outline part of the scheme none of Phase 2 comprises tall buildings whereas nearly all of Phase 3 and all of Phases 4 and 5 have proposed maximum heights of 9 storeys and thus comprise tall buildings. Given this, the Development Plan issue relates to one storey in one element of Block 1E and Block 1F but otherwise not at all in relation to Phase 1; not at all in relation to Phase 2 and to the potential 8<sup>th</sup> and 9<sup>th</sup> floors of all but one of the blocks in Phases 3, 4 & 5.

38. The combined effect of the LDF policies is that as the appeal site is not a location that has been identified as appropriate for tall buildings, those parts of the scheme which constitute tall buildings would not be in accordance with CS policy CS5 (by virtue of which the tall buildings "will not be supported") and DM policy DM05 (by virtue of which they "will not be considered acceptable"). As was confirmed by Mr Griffiths, Council members consider that these policies contain a "prescriptive approach".

39. However, the CS and the DM were adopted in September 2012 while the other part of the Development Plan, the London Plan, was adopted in March 2016 and takes a quite different approach to whether tall buildings can be permitted on sites which have not been identified as appropriate in the LDF. LP policy 7.7B allows for tall buildings on sites not identified in local plans to be considered on their merits; this is because it states that: "Applications for tall ...buildings should include an urban design analysis that demonstrates that the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall buildings ...in the borough's LDF". Plainly, if the LP meant to rule out tall buildings on sites which are not identified in the local plan as being appropriate locations for them then the words in 7.7B would be otiose. But the words are not otiose; they have an obvious meaning and effect from which it is clear that LP policy 7.7 conflicts in its approach to that found in the earlier LDF policies. Mr Griffiths agreed that the approach in the LP is different from that in the earlier CS & DM.

40. Section 38(5) of the 2004 Act tells us what to do in cases such as this by stating that "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan".

41. It is important to take on board that this provision immediately precedes Section 38(6). That is because subsection (5) enables one to work out what the development plan is to be taken to mean in cases such as this where there is a conflict between different parts of the plan. Thus, in the case of this appeal in order to answer the question under Section 38(6) as to what determination would be in accordance with the development plan, by virtue of subsection (5) that question has to be asked in relation to LP policy 7.7 and not in relation to the earlier CS policy CS5 and DM policy DM05.

42. The "acid test" in LP policy 7.7 (in all cases) is that: "Tall ...buildings should not have an unacceptably harmful impact on their surroundings". This is in effect the underlying purpose of applying the criteria set out in LP policy 7.7C and D, i.e. having worked one's way through the criteria the overall question is whether because of any of the matters that one is asked by these criteria to consider there would be an unacceptably harmful impact on the surroundings. The Appellant's case is that having considered the criteria there would be no harm at all and certainly no unacceptable harm.

43. It is important to understand what the Council's case is (and what it isn't) contending. The planning officer recommended approval of the application; the members disagreed and refused it. However, the Council's witness (Mr Griffiths) explained that the evidence in his proof did not represent his professional judgments, indeed he confirmed in cross examination that none of the proof represented his evidence; instead, the proof sets out his understanding of why members had refused the scheme. To make matters worse, when asked whether he has formed a professional opinion about whether the scheme should be permitted, he said that he has but he refused to say what it is.

44. In relation to LP policy 7.7 we know from Mr Griffiths' written evidence that the members consider that the appeal proposals would fail to accord with criteria a, b and c in 7.7C. The next point that needs to be understood is why do Council Members think this? Mr Griffiths confirmed verbally that Members' concern relates only to the tall buildings i.e. the 8 storey elements of Blocks 1E and 1F in the detailed part of the application in relation to relationship to the cul-de-sac part of Howard Close. As was established the parts of Blocks 1E and 1F which are closest to Howard Close are only 3 storeys, the furthest away elements of these blocks are predominantly less than 8 storeys and so not tall; only one element on each block is 8 storeys. Mr Griffiths referred on the Members' behalf to View 11 in the Appellant's TVIA. The image is in part now inaccurate because it shows a previous version of the scheme in which the nearest "wing" of Block 1E was 5 storeys. Mr Griffiths confirmed in answers that this image is "i.e. rather than e.g." in terms of the Members' concerns; in other words (as Mr Griffiths again confirmed) of the 19 views in the TVIA, it is only this one image that members rely upon to argue that the scheme would not accord with LP policy 7.7. Mr Griffiths confirmed that no other location anywhere else had been referred to by Members.

45. The point taken by Members boils down to whether the tall elements (i.e. the 8th storey parts of Blocks 1E and 1F) of Phase 1 of the scheme would have an unacceptably harmful impact on this part of Howard Close. On any sensible judgment the answer to this question is obvious and is, no, of course not. The scheme has been carefully designed in terms of its relationship to the suburban houses in Howard Close so that the parts of Blocks 1E and 1F which are closest to the

Close are only 3 storeys, and nearly all of the rear parts of the blocks (which are comfortably set-back from the Close) are not tall buildings anyway.

46. The Council's case does not extend to any other part of the scheme. There were times when the Council's counsel appeared to be trying to widen the case so as to make it more generalised and wider in scope so as to include the tall buildings in Phases 3, 4 & 5 and so as to argue that as the character of the surrounding area is suburban, tall buildings would be out of keeping with them. But that does not reflect the written evidence of Mr Griffiths on behalf of the Members nor the very clear answers that he gave at the Inquiry.

47. For completeness the Appellant's case in summary is as follows. First, the Council's own Planning Brief tells us, rightly, that the site is "large enough to have its own character"; historically and currently this has been so as buildings on the site have been and are markedly different in their character and appearance from the site's suburban surroundings. The Brief describes the existing main buildings as "campus style big box development with large single building units"; a striking feature is the change in level by some 24 metres (the equivalent of some eight residential storeys) across the site which, as the Brief explains "provides the opportunity to conceal the scale of buildings". The character of the existing site is quite different from its suburban surroundings. Accordingly, it is beside the point to ask whether the scheme would differ from its suburban surroundings – on this site, it was ever thus. The true question is whether what is proposed, though different from its suburban surroundings, would be unacceptably harmful. Being different can be – and here is – a good thing. Why would one want to replicate the surrounding suburban semis and terraces across this large site which has the capability to provide its own, and far better environment, than anything found in the area? As the NPPF explains in paragraph 127, being "sympathetic to local character" is not to prevent or discourage "appropriate change". Here what is proposed is perfectly appropriate.

48. Secondly, the Statement of Common Ground records agreement that the proposed redevelopment of the site "would be of limited visibility from the surrounding area". From those places where the scheme would be visible and noticeably so, once again being able to see a scheme does not even begin to equate to there being unacceptable harm. Being able to see a good scheme is a good and not a bad thing.

49. Thirdly, the proposed tall buildings have come about as the result of close collaboration between the Appellant's team and Council officers over a period of years; what you see in the appeal scheme is the product of the joint efforts of the Appellant and the Council's officers, this is as far removed from a case of a developer seeking to impose his will on the local community as is possible to imagine. At no stage have any of the several officers who were closely involved in considering the evolving proposals for the site ever indicated that buildings on the site must not exceed 7 storeys.

50. Fourthly, the part of the site where Phases 3, 4 & 5 are proposed are well away from the surrounding suburban streets and are next to the East Coast mainline with a very substantial and tall existing screen of leylandii between the proposed blocks and the railway line. Quite frankly, tall buildings (in essence the 8th and 9th storeys of these blocks) on this part of the site would not have any impact at all on the suburban streets in the wider area, let alone a harmful one, and most certainly not an unacceptably harmful one.

51. Fifthly, in relation to the outline part of the proposals – where nearly all of the tall buildings in the scheme are proposed - as the height parameters are (“up to”) maxima and given that all matters (apart from access) are reserved, should it be considered at reserved matters stage that the 8th and/or 9th storeys of a block as proposed in detail are unacceptable then it would be open to the Council to refuse the reserved matters application.

52. In all of this it is important to keep in mind that the issue in relation to the tall buildings elements of the proposals is whether they would be unacceptably harmful; it is not whether a scheme which did not exceed 7 storeys in height would (also) be viable. It is the merits of the appeal scheme which stand to be considered, not hypothetical other ideas for redeveloping the site. There might or there might not be all sorts of different ways in which a scheme could be drawn up but the only thing that counts is whether this scheme – the one that has been drawn up and is the subject of the appeal – is acceptable under the terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004 as amended (the PCP Act).

#### Transport and Highways

53. The Appellant has undertaken a very careful assessment of the scheme’s transport and highways impacts. The Council raises no concerns; it being common ground that the scheme is unobjectionable subject to appropriate Section 106 Obligations and conditions, all of which are now agreed. There are no objections from the GLA or Transport for London (TfL).

54. The proposed pedestrian and cycle link between the appeal site and Weirdale Avenue will be provided in accordance with the Council’s 2016 Planning Brief. It will improve the site’s connectivity to the wider area, and will be well designed and fit for purpose. It is plainly a good thing in planning terms; the NPPF aims to promote healthy, inclusive and safe communities through the provision of street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods.

55. The site will be provided with sufficient parking, which will be carefully managed and will not result in overspill parking on local roads. In this regard residents’ concerns about congestion on the local road network are unfounded, the NPPF provides that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. As Mr Awcock explained in his evidence, and as the Council accepts, the scheme does not come anywhere near having an unacceptable impact on the road network.

#### Other material considerations

56. In terms of Section 38(6) of the PCP Act, if it is concluded that the proposed development accords with the Development Plan then the various and worthwhile benefits the scheme would deliver would constitute material considerations which would lend additional support to the case for granting planning permission. Alternatively, if it is concluded that the proposals do not accord with the Development Plan, then the benefits would constitute material considerations which would – readily - indicate determination of the appeal other than in accordance with the Development Plan.

57. The appeal scheme would deliver substantial benefits, including:



- 1350 new homes. There is an issue between the parties concerning whether the Council can demonstrate a five years' supply of housing sites but even were the Council's figures to be accepted, the supply includes new homes on the appeal site (without which the Council would not be able to demonstrate a five years' supply) and more importantly, whether there is or there isn't a five years' supply, the provision of new homes would be a hugely significant benefit – the five years' requirement is "a minimum" and having a supply which exceeds this would be a good (not a bad) thing.
- A new 5 Form Entry secondary school, the provision of which should be given "great weight". Paragraph 94 of the NPPF is an unusual example of the Secretary of State telling us how much weight is to be given to something, here the school.
- Over 2.5 hectares of public open space available to the wider community; the site currently provides none.
- The appeal proposals would be far better in their urban design and architecture – and their interaction with the local community - than the existing development on the site.
- There would be various highways benefits and the increased permeability of the site would be beneficial for the wider community.
- Unlike the existing situation, the employment space proposed would be tailored to meet local needs so although the amount of such floorspace would reduce considerably, its quality would be considerably better.
- The local shops and community floorspace would benefit the wider community.
- The sports facilities would be made available to the local community outside of the hours and days when in use by the school.
- There would be a huge CIL payment of some £26m and the Council would receive in the order of £4m of National Homes Bonus funding.

58. Taking everything into account this is an excellent well-designed scheme and a scheme that should be commended. The appeal should be allowed.

### **The Case for Third Parties including the Rt Hon Theresa Villiers MP**

The material points of the case for third parties are:

59. The provision of new school buildings for St Andrew the Apostle School is welcomed but should not be tied to the other residential parts of the proposed development. The scheme, given its density and the height of its buildings, would have a significant adverse impact on the character and appearance of the area where existing development is predominantly two storey terraced and semi-detached dwellings. Traffic associated with the scheme would increase congestion in the surrounding area and would threaten pedestrian and highway safety, particularly on Brunswick Park Road. Three storey elements of Blocks 1E and 1F are too close to existing dwellings on Howard Close and would adversely affect the amenities of residents of this residential street. The potential for traffic exiting the site through an

existing access onto Weirdale Avenue would adversely affect traffic congestion and highway safety, and the amenities of residents of this street.

### **Conditions and Planning Obligation**

#### Conditions

60. Recommended conditions are included in two Schedules attached to this report. The reason for each condition appears after the condition. They are in line with conditions agreed by the Council and the Appellant (ID15) though they have been amended, where necessary, to meet the tests set out in the Planning Practice Guidance (PPG) and in the interests of clarity and precision.

#### Unilateral undertakings

61. At the Inquiry the Appellant submitted a signed and dated Planning Obligation, made under Section 106 of the Act, for the proposed development (ID21). The Council has assessed the obligations and has concluded that they comply with Regulation 123(3) of the Community Infrastructure Levy Regulations 2010. The obligations of the undertakings are all necessary to make the development acceptable in planning terms. They are all, furthermore and in accordance with paragraph 56 of the NPPF, directly related to the development, are fairly and reasonably related in scale and kind to the development, and are in place to mitigate the effects of the development. The Legal Undertakings therefore comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

## Conclusions

*Numbers in square brackets at the end of each paragraph refer to earlier paragraphs in this Report.*

62. The main issue is the effect of the proposed development on the character and appearance of the area.

63. The Council does not object, in principle, to the proposed re-development of the North London Business Park (NLBP). It is the proposed elements of the scheme that exceed seven storeys in height, in conflict with CS policy CS5, and the scale and massing of the development, that concerns them. [14]

64. NLBP comprises, mainly, three buildings of significant footprint and height set out in a campus arrangement within extensive open areas. The scale, layout and form of the NLBP are in contrast to development that surrounds the site, which is predominantly two storey terraced dwellings. The three buildings are set well back from the boundaries of the site and they have no significant visual presence in the wider area and do not contribute to the character and appearance of that area. There is no doubt that the NLBP has its own character and its appearance is entirely different to that of the surrounding area. This different character and appearance has prevailed since the area was originally developed. [18-21, 47]

65. The design approach to the redevelopment of the site, given the current character of the site, is appropriate. The taller buildings up to nine storeys high, predominantly, would be close to the west boundary of the site to the railway line, in Phases 3, 4 and 5. In Phase 2 the buildings would be no more than five storeys high, and along the north and east boundaries of this phase, close to existing two storey residential development, buildings would be, appropriately, only three storeys high. In this regard the proposed scheme respects existing development, and the outlook of existing residents of the area, but maximises the potential of the site in locations away from boundaries to existing development. [48]

66. Development in Phase 1, along the boundaries to existing development on Brunswick Crescent, Howard Close and Brunswick Park Gardens, would be only three storeys high, as would be the proposed secondary school building set back from the frontage to Brunswick Park Road. Further back into the site from the school building, beyond sports pitches and a landscaped area, residential blocks would be no more than seven storeys in height. In Phase 1 only two elements of Blocks 1E and 1F would be eight storeys in height, and thus not compliant with CS tall building policy. These taller elements, however and in townscape terms, would complement lower elements in these Blocks and in Blocks 1C and 1D alongside The Parkway, the main thoroughfare through the site. [22, 49, 50]

67. The eight storey elements in Phase 1 are not excessive in height and are elements of a carefully considered and designed scheme. Along The Parkway development would have an undulating roofscape and would be set alongside and around substantial green spaces. The design approach is appropriate to the context of the site and its surroundings and the scale and massing of the development are not excessive. This design approach is continued through the later phases of the development and the high blocks of Phases 3, 4 and 5, incorporating non-residential uses at lower floor levels, would be set around and would be complemented by New Brunswick Park South, a substantial public landscaped open space at the heart of the proposed development. [23, 51]

68. The vista along Howard Close would be terminated by the six and seven storey elements of Block 1E flanked either side by eight storey elements of Blocks 1E and 1F. The higher elements of these blocks, however, would be set well back from the boundary of the site and have been carefully and sensitively designed. They would not be discordant or visually obtrusive. The higher elements of the proposed development would be visible from other locations in the surrounding area, such as from Fernwood Crescent on the opposite side of the railway line, from Pine Road to the north and from New Southgate Cemetery to the south-east. But the high buildings would only be glimpsed in the background and from some distance away. It is worth noting, in this regard, that a characteristic of the London cityscape, even in the suburbs, is the glimpses of tall buildings from many public vantage points.

69. All elements of the proposed development are respectful of their surroundings and have been carefully designed and masterplanned, in collaboration with Council Officers. The site has its own character and the proposed development respects that character. The buildings would be visible from some vantage points in the surrounding area but they would not be discordant or visually obtrusive, and would be set within substantial areas of complimentary public landscaped open space. The proposed development, in terms of its appearance, scale, mass, height and pattern, would not adversely affect, and would thus preserve, the character and appearance of the area. The proposed development thus complies with DM policy DM01. [49, 52]

Planning policy and material considerations

70. The Planning Brief for the site reflects the provisions of CS policy CS5 and DM policy DM05 by stating that "As this site is not within a strategic location, tall buildings will not be envisioned in this location". The Brief was adopted in March 2016 at about the same time as the LP. There is a tension between the LP and the Council's LDF because the latter restricts tall buildings to being in specified locations whereas the former envisages, in policy 7.7 and if the site is not identified as a location for tall or large buildings in the borough's LDF, the inclusion of an urban design analysis with an application for a tall building. [26-27]

71. LP policy 7.7 does not therefore exclude the possibility of a tall building in a location not identified in a Council's LDF. Whilst the policy requires that tall and large buildings should be part of a plan-led approach the underlying intent of the policy is that tall and large buildings should not have an unacceptably harmful effect on their surroundings. An urban design analysis was included with the application and the proposed development, in terms of its urban design, has been found to be acceptable. The tall buildings of the proposed development, furthermore, would not have an unacceptably harmful effect on their surroundings. There is therefore no conflict with the intent of LP policy 7.7. [28, 29, 38, 39]

72. The proposed development conflicts with CS policy CS5 and DM policy DM05, because its tall buildings would be in a location not specified as suitable for tall buildings in the CS. Section 38(5) of the PCP Act indicates that the LP, which was adopted after Barnet's Local Plan, should be favoured over the CS and the DM. But LP policy 7.7 does state that tall buildings should be part of a plan-led approach and the adopted Local Plan provides that approach. [40]

73. Paragraph 47 of the NPPF states that planning law, Section 38(6) of the PCP Act, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

74. The proposed development is acceptable in terms of its scale, massing and design, and would not harm the character and appearance of the area. In this regard the proposed development complies with the Development Plan, in particular DM policy DM01. However, because it incorporates buildings of more than seven storeys the development conflicts with the Local Plan and with CS policy CS5 and DM policy DM05 in particular, though it does not conflict with LP policy 7.7 which may be favoured over Local Plan policies. Nevertheless it is necessary to consider whether material considerations indicate that determination of the appeal can be made other than in accordance with CS policy CS5 and DM policy DM05. [31, 41, 42]

75. Paragraph 94 of the NPPF requires that great weight be afforded to, in this case, the provision of new school buildings for St Andrews the Apostle School. Many have commented, in writing and at the Inquiry, on the significant benefit to the school and the community that would result from this element of the proposed development, which is indeed afforded, in line with the NPPF, great weight. [57]

76. The Council claims to be able to demonstrate five years of housing land supply, a requirement of paragraph 73 of the NPPF, but only by including the proposed dwellings for the NLBP site. Five years of supply, furthermore, is a minimum requirement and the scheme would, in any event, boost the supply of housing, a principal Government objective. [32-34, 57]

77. The school sports facilities would be available to the local community outside school hours, as would be the 2.5 hectares of public open space and the community floorspace that would be incorporated in the scheme. The scheme would generate payment by the developer of a Community Infrastructure Levy of about £26m and the Council would receive about £4m of National Homes Bonus funding. [57]

78. The aforementioned matters are significant and substantial benefits of the proposed development and are, as a matter of planning judgement, material considerations that justify determination of the appeal other than in accordance with CS policy CS5, DM policy DM05 and LP policy 7.7. [57]

79. Paragraph 38 of the NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible. The Council has not suggested that any harm would be caused by the proposed development other than to the character and appearance of the area. This is an environmental objection to the proposal and has been found to be unproven, and no evidence has been brought forward to suggest that the proposed scheme does not also meet the economic and social objectives of sustainable development set out in paragraph 8 of the NPPF.

#### Other matters

80. With regard to traffic congestion in the area there is a bottle neck on Brunswick Park Road to the north of the proposed development caused by on-street parking on the east side of the road. The bottleneck causes traffic delays but it is unlikely, as observed at the site visits, that these are anything other than short. Traffic associated with the development is likely to be more distributed throughout the day compared to that associated with the current commercial uses of the site and is not likely to exacerbate this situation or any other congestion that is experienced in the area. The proposed development has been assessed by the Highway Authority for its effect on highway safety in the surrounding area. The Highway Authority has

no concerns with the effect of development traffic on highway safety and no evidence has been submitted to cast doubt on this conclusion. [53-55]

81. The Section 106 Planning Obligation makes provision for the existing access to the site from Weirdale Avenue to be narrowed by landscaping and to be restricted to use by pedestrians and cyclists. Traffic associated with the development would therefore be unable to use Weirdale Avenue for access to and exit from the site. Proposed three storey blocks close to Howard Close would be similar in overall height to existing dwellings and no clear glazed habitable rooms would face towards these dwellings. The proposed development would not thus adversely affect the amenities of residents of Howard Close or any other roads surrounding the site. [59]

Conclusion

82. The proposed development would not harm the character and appearance of the area and thus complies with DM policy DM01, and material considerations justify determination of the appeal other than in accordance with CS policy CS5, DM policy DM05 and LP policy 7.7. The proposed redevelopment scheme for the NLBP is sustainable development. [36, 58]

### **Recommendation**

83. The appeal be allowed and planning permission be granted subject to the conditions set out in the schedules attached to this Report.

*John Braithwaite*

Inspector

## **APPEARANCES**

### FOR THE LOCAL PLANNING AUTHORITY:

Mr J Pike	Barrister
He called	
Mr C Griffiths BA(Hons) MPlan	Principal Planning Officer

### FOR THE APPELLANT:

Mr C Katkowski	Queens Counsel
Mr R Walton	Barrister
They called	
Mr D Twomey MRAIA	Plus Architecture
Mr P Stewart	Peter Stewart Consultancy
Mr I Awcock CEng MICE MIHT MCIWEM	Director of Awcock Ward Partnership
Mr C Mills MRICS ARTPI	Partner of Daniel Watney LLP

### INTERESTED PERSONS:

Rt Hon T Villiers	MP for Chipping Barnet
Councillor L Rutter	Ward Councillor
Mr P Rowley	Local Resident
Mrs P Bohan	Local Resident
Mr A Wallender	Local Resident
Mr M Berliner	Local Resident
Mrs K Salinger	Chair of Residents Association
Mrs E Hartland	Local Resident
Mr R Weeden-Sanz	Borough Councillor
Mrs M Carruthers OBE	Retired Headteacher
Mr J Pambakian	Local Resident

## **DOCUMENTS**

- 1 Council's letter of notification of the Inquiry.
- 2 List of Appearances on behalf of the Appellant.
- 3 Appellant's Opening Submissions.
- 4 Five Year HLS calculations.
- 5 Housing delivery: 5 year land supply (extract from NPPG).
- 6 Response by Council to Document 4.
- 7 Council's response to matters raised by the Appellant.
- 8 Response by Appellant to Document 7.
- 9 LP Annual Monitoring Report 2016/17.
- 10 LP Annual Monitoring Report 2015/16.
- 11 Barnet's Monitoring Report 2016/17.
- 12 Notes of submissions by the Rt Hon Theresa Villiers MP.
- 13 Submissions by Councillor Rutter.
- 14 Submissions by Mr Rowley.
- 15 Draft Conditions.
- 16 Draft Section 106 Agreement.
- 17 Closing Submissions on behalf of the LB of Barnet.
- 18 Appellant's Closing Submissions.
- 19 Statement of Common Ground.
- 20 Masterplan Presentation.
- 21 Section 106 Planning Obligation.
- 22 Site Spot Levels.
- 23 Building Storey Heights.
- 24 Appellant's Costs Application.
- 25 Council's Response to the Costs Application.
- 26 Appellant's Final Comments on Costs Application.



## **RECOMMENDED DETAILED CONDITIONS FOR PHASE 1**

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

### Block 1A - School

211\_1A\_02\_001-Rev B - Basement Plan;  
211\_1A\_02\_00-Rev B - Ground Floor Plan;  
211\_1A\_02\_01-Rev B - First Floor Plan;  
211\_1A\_02\_02-Rev B - Second Floor Plan;  
211\_1A\_02\_03-Rev B - Roof Level - MUGA;  
211\_1A\_02\_04-Rev B - Roof Level - Parapet;  
211\_1A\_04\_01-Rev B - School North & South Elevation;  
211\_1A\_04\_02-Rev B - School East & West Elevation;  
211\_1A\_04\_02A-Rev B - Detailed West Elevation - Wall fronting Brunswick Park Road;  
211\_1A\_04\_03-Rev B - Sports Hall Elevations;  
211\_1A\_05\_01-Rev B - School Sections;

### Block 1B

211\_1B-02\_00-Rev A - Block 1B, Ground Floor and First Floor Plan;  
211\_1B\_02\_01-Rev A - Block 1B, Attic Floor and Roof Plan;  
211\_1B-04\_01 - Block 1B, North & South Elevations;  
211\_1B\_04\_02-Rev A - Block 1B, East & West Elevations and Section AA;

### Block 1C & 1D

211\_B1CB2D\_02\_001 - Basement Plan;  
211\_B1CB2D\_02\_00-Rev A - Ground Floor Plan;  
211\_B1CB2D\_02\_01-Rev A - First Floor Plan;  
211\_B1CB2D\_02\_02-Rev A - Second Floor Plan;  
211\_B1CB2D\_02\_03-Rev A - Third Floor Plan;  
211\_B1CB2D\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1CB2D\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1CB2D\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1CB2D\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1CB2D\_02\_08-Rev B - Roof Level;  
211\_B1CB2D\_04\_01-Rev A - Block 1C and Block 1D, East Elevation;  
211\_B1CB2D\_04\_02 - Block 1C and Block 1D, West Elevation;  
211\_B1CB2D\_04\_03 - Block 1C, South and North Elevation;  
211\_B1CB2D\_04\_04 - Block 1D, South Elevation;  
211\_B1CB2D\_04\_05-Rev A - Block 1D, North Elevations;  
211\_B1CB2D\_05\_01-Rev A - Block 1C and Block 1D Section AA;  
211\_B1CB2D\_05\_02-Rev A - Block 1C and Block 1D Section BB;  
211\_B1CB2D\_05\_03 - Block 1C Section DD and CC;  
211\_B1CB2D\_05\_04-Rev A - Block 1D Section EE and FF;

### Block 1E & 1F

211\_B1EB1F\_02\_001 - Basement Plan

211\_B1EB1F\_02\_00-Rev A - Ground Floor Plan;  
211\_B1EB1F\_02\_01-Rev A - First Floor Plan;  
211\_B1EB1F\_02\_02-Rev A - Second Floor Plan;  
211\_B1EB1F\_02\_03-Rev A - Third Floor Plan;  
211\_B1EB1F\_02\_04-Rev A - Fourth Floor Plan;  
211\_B1EB1F\_02\_05-Rev A - Fifth Floor Plan;  
211\_B1EB1F\_02\_06-Rev A - Sixth Floor Plan;  
211\_B1EB1F\_02\_07-Rev A - Seventh Floor Plan;  
211\_B1EB1F\_02\_08-Rev B - Roof Plan;  
211\_B1EB1F\_04\_01 - B1EB1F - West Elevation;  
211\_B1EB1F\_04\_02-Rev A - B1EB1F East Elevation;  
211\_B1EB1F\_04\_03-Rev A - B1F North Elevation & South Elevation;  
211\_B1EB1F\_04\_04-Rev A - B1E North & South Elevations;  
211\_B1EB1F\_05\_01-Rev A - Block 1E & Block 1F, Section AA;  
211\_B1EB1F\_05\_02-Rev A - Block 1F, Section BB & CC;  
211\_B1EB1F\_05\_03-Rev A - Block 1E, Section DD

#### Landscape Drawings

HED\_1140\_RBP\_P1\_0001-Rev 03 - Phase 1 Landscape: General Arrangement;  
HED\_1140\_RBP\_P1\_0002-Rev 03 - Phase 1 Hard Landscape: Area 01;  
HED\_1140\_RBP\_P1\_0003-Rev 01 - Phase 1 Hard Landscape: Area 02;  
HED\_1140\_RBP\_P1\_0004-Rev 03 - Phase 1 Hard Landscape: Area 03;  
HED\_1140\_RBP\_P1\_0005-Rev 03 - Phase 1 Landscape Planting: Area 01;  
HED\_1140\_RBP\_P1\_0006-Rev 01 - Phase 1 Landscaping Planting: Area 02;  
HED\_1140\_RBP\_P1\_0007-Rev 02 - Phase 1 Landscaping Planting: Area 03;  
HED\_1140\_RBP\_P1\_0008-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0009-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0010-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0011-Rev 00 - Phase 1 Planting Palette;  
HED\_1140\_RBP\_P1\_0012-Rev 00 - Phase 1 Illustrative Materials Palette;  
HED\_1140\_RBP\_P1\_0013-Rev 02 - Phase 1 Trees for Retention + Proposed + Removal;  
HED\_1140\_RBP\_P1\_0014-Rev 00 - Phase 1 Landscape Terraces;  
HED\_1140\_RBP\_P1\_0015-Rev 00 - Phase 1 School Play Area;  
HED\_1140\_RBP\_P1\_0016-Rev 00 - Phase 1 Residential Street;  
HED\_1140\_RBP\_P1\_0017-Rev 00 - Phase 1 Lake & Board Walk;  
HED\_1140\_RBP\_P1\_0018-Rev 00 - Phase 1 Private Gardens (front);  
HED\_1140\_RBP\_P1\_0020-Rev 00 - Phase 1 Street Section (Parkway);  
HED\_1140\_RBP\_P1\_0021-Rev 00 - Phase 1 Intensive Green Roof;

#### Highways Drawings

0031-PHL-01-Rev C - Preliminary Highway Layout Sheet 1;  
0031-PHL-02-Rev C - Preliminary Highways Layout Sheet 2;  
0031-PHL-03-Rev C - Preliminary Highway Profile Sheet 1;  
0031-PHL-04-Rev C - Preliminary Highway Profile Sheet 2;  
0031-PHL-05-Rev C - Preliminary Highway Profile Sheet 3;  
0031-PHL-06-Rev B - Preliminary Highway Profile Sheet 4;  
0031-PHL-07-Rev B - Phase 1 Highway Layout;  
0031-PHL-08-Rev A - Highway Access Plan;

0031-PHL-12-Rev B - Preliminary Eastern Access Arrangement and Benfleet Way Access Plan;

0031-PDL-100-Rev A - Phase 1 Preliminary Drainage Layout;

0031-PDL-101-Rev A - Proposed Detention Basin;

0031-PDL-200-Rev A - Preliminary Drainage Layout.

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 CS1 of the adopted Barnet Core Strategy DPD (2012).

2. Phase 1 hereby permitted shall begin no later than 3 years from the date of this permission.

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

3. Other than Ground Works and Site Preparation Works (site clearance, site hoarding, decontamination) no development shall commence within Phase 1 until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with the development of Phase 1, has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the ES and shall include:

#### Construction site and works

- i. Site information (including a site plan and management structure);
- ii. Description of works, equipment and storage;
- iii. Programme of works;
- iv. Temporary hoarding and fencing;
- v. Temporary works;
- vi. Interim drainage strategy;
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority);

#### Construction management and procedures

- viii. Code of Construction Practice;
- ix. Consultation and neighbourhood liaison;
- x. Staff training and briefing procedures;
- xi. Schedule of environmental legislation and good practice;
- xii. Register of permissions and consents required;
- xiii. Environmental Audit Programme;
- xiv. Environmental Risk Register;
- xv. Piling Works Risk Assessment;
- xvi. Health and safety measures;
- xvii. Complaints procedures;
- xviii. Monitoring and reporting procedures;

#### Demolition and waste management

- xix. Demolition audit;

- xx. Site clearance and waste management plan;
- xxi. Asbestos survey and disposal strategy;

#### Construction traffic

- xxii. Construction traffic routes;
- xxiii. Construction traffic management (including access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution)

#### Environmental Management

- xxiv. Ecology surveys and management plan (as required by the ES) in relation to any existing ecological features that may be affected by works in that Development Phase.
- xxv. Measures to minimise visual impact during construction
- xxvi. Measures to minimise noise and vibration levels during construction;
- xxvii. Measures to minimise dust levels during construction;
- xxviii. Measures to control pollution during construction (including a Pollution Response Plan);
- xxix. Construction lighting strategy, including measures to minimise light spill;
- xxx. Measures to reduce water usage during construction;
- xxxi. Measures to reduce energy usage during construction;
- xxxii. Any other precautionary and mitigation measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register;

Phase 1 shall thereafter be implemented in accordance with the Construction Environmental Management Plan as approved by the LPA.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highways and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan 2015.

4. A contamination remediation scheme shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The scheme shall be in accordance with the approach to remediation set out in the Environmental Statement, and the remediation scheme shall be implemented as approved prior to the occupation of Phase 1.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2015.

5. No construction works shall occur outside 0800 - 1800 hours on weekdays and 0800 - 1300 hours on Saturdays, and shall not occur at all on Public Holidays.

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.

6. Vegetation clearance shall take place outside the bird breeding season (October to February). Any clearance of vegetation with the potential to support nesting birds shall only occur following a check by a qualified ecologist. If any active nests are found an appropriate buffer zone shall be established and works must cease within this buffer zone 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.

7. No development within Phase 1 shall commence (with the exception of Ground Works and Site Preparation Works) until a scheme of Advanced Infrastructure Works 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. Ground Works, earthworks, contouring and levels;
- v. A statement of compliance with the site wide strategies (including the DAS Volume I and Addendum sections 6.19, 7.1 - 7.16, 8.1 - 8.3 and approved Primary Control Documents).

Development of Phase 1 shall be carried out in accordance with the approved scheme.

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

8. No Surface Infrastructure Works shall commence within Phase 1 until a scheme of Landscaping Works for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. Design and location of electricity sub stations, including surface treatment and means of enclosure;
- ii. Vehicle parking and surfacing treatment (including petrol / oil interceptors);
- iii. Surface drainage details;
- iv. Surface materials and finishes;
- v. Cycle parking locations and details;
- vi. Highways details (e.g. crossing and kerb heights);
- vii. Access and wayfinding strategy;
- viii. Materials, types and siting of all fencing, boundary treatments, gates or other enclosures (including temporary arrangements to be in place until the site is completed in full);

- ix. Street furniture, lighting and signage;
- x. Children's play spaces and play provision;
- xi. Details of all proposed trees, hedge, shrub and other planting and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizing, density and arrangement;
- xii. Ecological enhancements (in accordance with ES);
- xiii. The position of any existing trees and hedges to be retained or removed and the crown spread of each retained tree;
- xiv. Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- xv. The position of any proposed excavation within the recommended protective distance referred to in BS5837:2012;
- xvi. Means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use.
- xvii. Details and specifications of all play, sport and recreational features to be included within the landscaped areas;
- xviii. Details of all proposed hard landscape works, including proposed materials, samples and details of special techniques to minimise damage to retained trees and details of techniques to be used to provide conditions appropriate for new plantings.
- xix. Timing of planting.

The Landscaping Works shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with Policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan 2015.

9. Prior to the occupation of each building within Phase 1, a scheme of bird and bat boxes for that building shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes approved shall be installed and maintained over the lifetime of the development.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with Policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan 2015.

10. Phase 1 shall be undertaken in accordance with the drainage strategy outlined in the Environmental Statement. No foul or surface water from the site shall be discharged into the public system until the drainage works set out in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

11. If within a period of five years from the date of planting of any tree within Phase 1, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season.

Reason: to ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with Policies DM01 and DM02 of the Barnet Local Plan Policies 3.6 and 7.21 of the London Plan.

12. A Car Parking Management Strategy for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of Phase 1. The strategy shall be in accordance with that set out in the Transport Assessment and Addendum. The Strategy shall thereafter be implemented as approved.

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 and also, to ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (adopted) and Policy DM17 of Development Management Policies (adopted).

13. 10% of residential units in Phase 1 shall be designed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users.

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 and to ensure that parking is provided and managed in line with the Council's standards in the interest of highway and pedestrian safety in accordance with Barnet's Local Plan Policy CS9 of the Core Strategy and DM17 of Development Management Policies Document.

14. Prior to the construction of any building within Phase 1 the following details for that building shall be submitted to and approved in writing by the Local Planning Authority:

- i. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces;
- ii. Doors, entrances, windows (including glazing specifications) and balconies (including drawings and sections showing thresholds to adjacent internal spaces and drawings and sections of privacy screens);
- iii. Details of the design and access controls for the car park gate(s);
- iv. Building lighting;
- v. Podium details (including hard and soft landscaping, planting species, furniture and play provision);
- vi. Details of bio diverse roofs;
- vii. Details of any building security measures including CCTV;

Development shall be carried out in accordance with the approved details and the scheme shall thereafter be 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.

15. Notwithstanding the details submitted with the application, prior to the construction of any building within Phase 1, the following details 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 refuse and recycling facilities shall be provided fully in accordance with the approved details before the relevant block 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 Local Plan.

16. Prior to the construction of any building within Phase 1, details of all extraction and ventilation equipment to be installed for that building shall be submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a report carried out by a qualified acoustic consultant that assesses the likely noise impacts from the development of the ventilation and extraction plant, and proposed mitigation measures for the development if necessary.

The development shall be carried out in accordance with approved details before first occupation of Phase 1.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan.

17. The level of noise emitted from any plant within Phase 1, including ventilation equipment hereby approved shall be at least 5dB(A) below the background noise 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 noise 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 Development Management Policies DPD and 7.15 of the London Plan.

18. Prior to the occupation of Phase 1, details of the energy supply network shall be submitted to and approved in writing by the Local Planning Authority. Details shall be in accordance with the Energy Statement and Addendum and shall include:

- i. Details of connections available for each building;
- ii. Proposals for the staged installation of plant within the energy centre and any temporary energy provision required
- iii. Details of safeguarded connections to an area wide heat network if found to be feasible following further engagement with the local planning authority and GLA.



- iv. Details of any potential future connections available to nearby buildings;
- v. A statement of compliance with the site wide Energy Statement and Addendum.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

Reason: to ensure that the development is sustainable and complies with the requirements of London Plan Policies 5.2 and 5.6

19. CHP and/or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to air quality.

20. Prior to the construction of any residential building in Phase 1, a rainwater and grey water feasibility strategy, relating to incorporating rainwater or grey water recycling into buildings across Phase 1, shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall thereafter be implemented in accordance with the approved strategy.

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

21. Prior to occupation of Phase 1 an External Lighting Assessment of lighting proposed within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The external lighting assessment submitted shall detail the existing average night time luminance and light spread levels at night, identify the levels of light pollution received at the windows to residential properties within the development and, where appropriate, identify the measures to be used to mitigate any impacts to species including bats. Any light pollution mitigation identified in the lighting assessment shall be implemented in full prior to occupation of Phase 1.

Reason: to ensure the development provides adequate amenities of the future occupiers of the proposed dwellings and to accord with Policy DM01 of the Local Plan and to mitigate the impact to species including bats in accordance with Policies CS7 and DM16.

22. No building within Phase 1 shall be occupied until a Delivery and Servicing Management Plan in respect of each Phase 1 building has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the strategy set out in the Transport Assessment and Addendum and Phase 1 shall be carried out in accordance with the approved Plan.

Reason: In the interest of highway safety in accordance with Barnet's Local Plan Policy CS9 and DM17 of the Development Management Policies Document.

23. No residential unit within Phase 1 shall be occupied until the access roads and highways works (on and off-site) as identified in the Highways Drawings hereby approved through Condition 1 are made available for use.

Reason: To ensure there is adequate access available for all residential units.

24. No residential unit within Phase 1 shall be occupied until the private and/or communal amenity space provision (excluding public open space) associated with the block within which the unit is located is available for use in accordance with the approved plans.

Reason: To ensure there is adequate amenity space available for all residential units.

25. Prior to occupation of each residential block within Phase 1 a scheme for the provision of communal/centralised satellite and television reception equipment for that block shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to first occupation of that block and shall thereafter be retained and made available for use by all occupiers of that block.

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 Local Plan.

26. 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 planning permission being granted by the Local Planning Authority:

The installation of any structures or apparatus for purposes relating to telecommunications or any part of 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 Local Plan.

27. No piling within Phase 1 shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling shall be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for Phase 1 has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent any damage to nearby underground sewerage utility infrastructure.

28. Notwithstanding the plans hereby approved and prior to the commencement of Phase 1 details of a scheme of measures to enhance and promote biodiversity within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented in full accordance with the approved details before Phase 1 is first occupied.

Reason: to ensure that the development represents 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 Local Plan and 5.11 and 7.19 of the London Plan.

29. No works within Phase 1 shall be commenced before a method statement including temporary tree protection measures, detailing the precautions to be taken to minimise damage to trees adjacent to Phase 1, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites. Phase 1 shall be carried out in full accordance with the approved details.

Reason: To safeguard the health of existing trees which represent an amenity feature in accordance with Policy DM01 of the Local Plan and Policy 7.21 of the London Plan.

30. Cycle parking for Phase 1 shall be provided in accordance with the approved plans, shall be available for use prior to occupation of Phase 1, and shall be maintained thereafter.

Reason: In the interests of promoting cycling as a mode of transport in accordance with Barnet's Local Plan Policies CS9 and DM17.

31. Before Blocks 1E and 1F hereby permitted are first occupied windows in the eastern wing elevations of these blocks facing properties in Howard Close and Brunswick Park Gardens shall be non-openable below 1.7m and glazed with obscure glass only, and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD and the Residential Design Guidance SPD (April 2013).

32. Other than infrastructure works in relation to Phase 1, no development within Phase 1 shall take place until a programme of archaeological recording of the existing air raid shelters and any finds of industrial heritage, in accordance with a written scheme of investigation to be submitted to and agreed in writing by the Local Planning Authority, has been carried out.

Reason: The planning authority wishes to secure the recording of these structures in accordance with the provisions of the NPPF and London Plan Policy 7.8 and Barnet Policies CS5 and DM 06.

## **RECOMMENDED OUTLINE CONDITIONS FOR PHASES 2-5**

33. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

### Parameter Plans

211\_WS\_02\_00-Rev B - Red Line Boundary Plan;  
211\_WS\_02\_01-Rev B - Proposed Development Zone Plan;  
211\_WS\_02\_02-Rev B - Access & Circulation Zone;  
211\_WS\_02\_03-Rev B - Landscape Treatment Plan;  
211\_WS\_02\_04-Rev B - Ground Floor Frontages Plan;  
211\_WS\_02\_05-Rev B - Development Zones - Horizontal Limits of Deviation;  
211\_WS\_02\_06-Rev B - Proposed Site Levels & Vertical Limits of Deviation;  
211\_WS\_02\_07-Rev B - Development Zones & Maximum Heights;  
211\_WS\_02\_08-Rev B - Proposed Site Basement Levels & Limit of Deviation;  
211\_WS\_02\_09 - Site Plan

### Sections

211\_WS\_05\_01-Rev B - Contextual Sections AA BB;  
211\_WS\_05\_02-Rev B - Contextual Sections CC DD;  
211\_WS\_05\_10-Rev B - Parameter Sections 1 - 4;  
211\_WS\_05\_11-Rev B - Existing Sections 1 - 4;

### Landscape Drawings

HED\_1140\_RBP\_LA\_0001-Rev 01 - Illustrative Landscape Plan;  
HED\_1140\_RBP\_LA\_0002-Rev 03 - Landscape GA;  
HED\_1140\_RBP\_LA\_0003-Rev 03 - General Arrangement, Central Park;  
HED\_1140\_RBP\_LA\_0004-Rev 01 - Illustrative Landscape Sections: The Parkway;  
HED\_1140\_RBP\_LA\_0005-Rev 02 - Illustrative Sections: Park (North);  
HED\_1140\_RBP\_LA\_0006-Rev 01 - Illustrative Sections: Central Park (South);  
HED\_1140\_RBP\_LA\_0007-Rev 00 - Illustrative Landscape Sections: Courtyard;  
HED\_1140\_RBP\_LA\_0008-Rev 02 - Trees for Retention + Proposed + Removal

### Supporting Documents

Design Principles Document - Rev B, March 2017;

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);.

34. Applications for the approval of reserved matters (being scale, layout, appearance and landscaping) for Phases 2, 3, 4 and 5 shall be made to the Local Planning Authority before the following:

- i. Applications for Reserved Matters for Phase 2 shall be made within 3 years from the date of this permission;

- ii. Applications for Reserved Matters for Phase 3 shall be made within 4 years from the date of this permission;
- iii. Applications for Reserved Matters for Phase 4 shall be made within 5 years from the date of this permission;
- iv. Applications for Reserved Matters for Phase 5 shall be made within 7 years from the date of this permission.

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

35. The development hereby permitted in the later phases shall begin no later than 2 years from the final approval of the last Reserved Matters application in relation to each phase made pursuant to Condition 34.

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

36. As part of Reserved Matters applications, details of the energy supply for each building in Development Phases 2 - 5 shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with the Energy Statement and Addendum and shall include:

- i. Details of the energy supply for each building connection, including a statement of compliance with the Energy Statement and Addendum;
- ii. Details of any temporary energy provision required;
- iii. A statement of compliance with the site wide Energy Statement and Addendum.

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



# Ministry of Housing, Communities & Local Government

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## **RIGHT TO CHALLENGE THE DECISION IN THE HIGH COURT**

**These notes are provided for guidance only and apply only to challenges under the legislation specified. If you require further advice on making any High Court challenge, or making an application for Judicial Review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000).**

The attached decision is final unless it is successfully challenged in the Courts. The Secretary of State cannot amend or interpret the decision. It may be redetermined by the Secretary of State only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

### **SECTION 1: PLANNING APPEALS AND CALLED-IN PLANNING APPLICATIONS**

The decision may be challenged by making an application for permission to the High Court under section 288 of the Town and Country Planning Act 1990 (the TCP Act).

#### **Challenges under Section 288 of the TCP Act**

With the permission of the High Court under section 288 of the TCP Act, decisions on called-in applications under section 77 of the TCP Act (planning), appeals under section 78 (planning) may be challenged. Any person aggrieved by the decision may question the validity of the decision on the grounds that it is not within the powers of the Act or that any of the relevant requirements have not been complied with in relation to the decision. An application for leave under this section must be made within six weeks from the day after the date of the decision.

### **SECTION 2: ENFORCEMENT APPEALS**

#### **Challenges under Section 289 of the TCP Act**

Decisions on recovered enforcement appeals under all grounds can be challenged under section 289 of the TCP Act. To challenge the enforcement decision, permission must first be obtained from the Court. If the Court does not consider that there is an arguable case, it may refuse permission. Application for leave to make a challenge must be received by the Administrative Court within 28 days of the decision, unless the Court extends this period.

### **SECTION 3: AWARDS OF COSTS**

A challenge to the decision on an application for an award of costs which is connected with a decision under section 77 or 78 of the TCP Act can be made under section 288 of the TCP Act if permission of the High Court is granted.

### **SECTION 4: INSPECTION OF DOCUMENTS**

Where an inquiry or hearing has been held any person who is entitled to be notified of the decision has a statutory right to view the documents, photographs and plans listed in the appendix to the Inspector's report of the inquiry or hearing within 6 weeks of the day after the date of the decision. If you are such a person and you wish to view the documents you should get in touch with the office at the address from which the decision was issued, as shown on the letterhead on the decision letter, quoting the reference number and stating the day and time you wish to visit. At least 3 days notice should be given, if possible.