GREATER**LONDON**AUTHORITY

Good Growth

Ben Hood
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GLA ref. GLA/2026/0044/S3
LB Barnet ref. 25/2671/FUL
Date: 12 November 2026

Dear Ben Hood,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: High Barnet Underground Station, Station Approach, London, EN5 5RP
GLA reference: GLA/2026/0044/S3
LB Barnet reference: 25/2671/FUL
Applicant: West London Partnership

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 10 NOVEMBER 2026

The Deputy Mayor of London for Planning, Regeneration, and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

"Demolition of the existing buildings and structures to provide five blocks with heights between 5 and 11 storeys, comprising 283 residential dwellings (Class C3) and 567 sqm of flexible commercial space (Use Class E) at ground floor level, together with residents' cycle parking and accessible car parking spaces, new Station drop-off spaces on Station Approach, landscaping and public realm and access improvements."

At: High Barnet Underground Station, Station Approach, London, EN5 5RP in the London Borough of Barnet

Subject to the following planning conditions and informatives:

Conditions

Commencement and Time Limits

1. The development hereby permitted must be begun within three years from the date of this permission.

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

Approved drawings

2. The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, as set out below, and any drawings approved subsequently by Local Planning Authority pursuant to any conditions on this decision letter:

Site Location Plans

- HA048-JTP-SW-ZZ-DR-AR-06-001Rev.P2 - Site Location Plan (Ordnance Survey)
- HA048-JTP-SW-ZZ-DR-AR-06-002 Rev.P2 - Site Plan

Proposed Site Plans

- HA048-JTP-SW-XX-DR-AR-06-200 Rev.P2 - Proposed Site Sections
- HA048-JTP-SW-ZZ-DR-AR-06-200 Rev. P2 - Proposed Site Block Plan
- HA048-JTP-SW-ZZ-DR-AR-06-201 Rev. P2 - Proposed Site Roof Plan
- HA048-JTP-SW-ZZ-DR-AR-06-202 Rev. P2 - Proposed Site Levels

Proposed General Arrangement Plans

- HA048-JTP-A1-00-DR-AR-06-300 Rev.P2 - Proposed General Arrangement Block A - Ground
- HA048-JTP-A1-05-DR-AR-06-305 Rev.P2 - Proposed General Arrangement Block A - Level 05
- HA048-JTP-A1-09-DR-AR-06-309 Rev.P2 - Proposed General Arrangement Block A - Level 09
- HA048-JTP-A1-B1-DR-AR-06-399 Rev. P2 - Proposed General Arrangement Block A - Lower Ground
- HA048-JTP-A1-ZZ-DR-AR-06-301 Rev. P2 - Proposed General Arrangement Block A - Level 01 to 04
- HA048-JTP-A1-ZZ-DR-AR-06-306 Rev. P2 - Proposed General Arrangement Block A - Level 06 to 08
- HA048-JTP-A1-ZZ-DR-AR-06-310 Rev. P2 - Proposed General Arrangement Block A - Roof
- HA048-JTP-B1-00-DR-AR-06-300 Rev. P2 - Proposed General Arrangement Block B - Ground
- HA048-JTP-B1-01-DR-AR-06-301 Rev. P2 - Proposed General Arrangement Block B - Level 01 to 04
- HA048-JTP-B1-05-DR-AR-06-305 Rev. P2 - Proposed General Arrangement Block B - Level 05
- HA048-JTP-B1-06-DR-AR-06-306 Rev. P2 - Proposed General Arrangement Block B - Level 06
- HA048-JTP-B1-B1-DR-AR-06-399 Rev. P2 - Proposed General Arrangement Block B - Lower Ground
- HA048-JTP-B1-ZZ-DR-AR-06-307 Rev. P2 - Proposed General Arrangement Block B - Roof
- HA048-JTP-C2-00-DR-AR-06-300 Rev. P2 - Proposed General Arrangement Block C - Ground
- HA048-JTP-C2-05-DR-AR-06-305 Rev. P2 - Proposed General Arrangement Block C - Level 05
- HA048-JTP-C2-06-DR-AR-06-306 Rev. P2 - Proposed General Arrangement Block C - Level 06
- HA048-JTP-C2-ZZ-DR-AR-06-301 Rev. P2 - Proposed General Arrangement Block C - Level 01 to 04
- HA048-JTP-C2-ZZ-DR-AR-06-307 Rev. P2 - Proposed General Arrangement Block C - Roof
- HA048-JTP-D2-00-DR-AR-06-300 Rev. P2 - Proposed General Arrangement Block D - Ground

- HA048-JTP-D2-05-DR-AR-06-305 Rev. P2 - Proposed General Arrangement Block D - Level 05
- HA048-JTP-D2-06-DR-AR-06-306 Rev. P2 - Proposed General Arrangement Block D - Level 06
- HA048-JTP-D2-ZZ-DR-AR-06-301 Rev. P2 - Proposed General Arrangement Block D - Level 01 to 04
- HA048-JTP-D2-ZZ-DR-AR-06-307 Rev. P2 - Proposed General Arrangement Block D - Roof
- HA048-JTP-E3-00-DR-AR-06-300 Rev. P2 - Proposed General Arrangement Block E - Ground
- HA048-JTP-E3-01-DR-AR-06-301 Rev. P2- Proposed General Arrangement Block E - Level 01
- HA048-JTP-E3-ZZ-DR-AR-06-302 Rev. P2 - Proposed General Arrangement Block E - Level 02 to 07
- HA048-JTP-E3-ZZ-DR-AR-06-308 Rev. P2- Proposed General Arrangement Block E - Roof

Proposed Elevations

- HA048-JTP-A1-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building A - 01
- HA048-JTP-A1-XX-DR-AR-06-402 Rev. P2- Proposed Elevations - Building A - 02
- HA048-JTP-A1-XX-DR-AR-06-403 Rev. P2 - Proposed Elevations - Building A - 03 & 04
- HA048-JTP-B1-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building B - 01
- HA048-JTP-B1-XX-DR-AR-06-402 Rev. P2 - Proposed Elevations - Building B - 02
- HA048-JTP-B1-XX-DR-AR-06-403 Rev. P2 - Proposed Elevations - Building B - 03 & 04
- HA048-JTP-C2-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building C - 01 & 02
- HA048-JTP-D2-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building D - 01 & 02
- HA048-JTP-E3-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building E - 01
- HA048-JTP-E3-XX-DR-AR-06-402 Rev. P2 - Proposed Elevations - Building E - 02
- HA048-JTP-E3-XX-DR-AR-06-403 Rev. P2 - Proposed Elevations - Building E - 03 & 04
- HA048-JTP-X2-XX-DR-AR-06-401 Rev. P2 - Proposed Elevations - Building C&D - 01
- HA048-JTP-X2-XX-DR-AR-06-402 Rev. P2 - Proposed Elevations - Building C&D - 02

Landscape Plans

- A048-LBA-SW-ZZ-D-LA200001 Rev. P04 - Landscape GA 1 of 6
- A048-LBA-SW-ZZ-D-LA200002 Rev. P04 - Landscape GA 2 of 6
- A048-LBA-SW-ZZ-D-LA200003 Rev. P05 - Landscape GA 3 of 6
- A048-LBA-SW-ZZ-D-LA200004 Rev. P05 - Landscape GA 4 of 6
- A048-LBA-SW-ZZ-D-LA200005 Rev. P05 - Landscape GA 5 of 6
- A048-LBA-SW-ZZ-D-LA200006 Rev. P05 - Landscape GA 6 of 6
- A048-LBA-SW-ZZ-D-LA200010 Rev. P04 - Planting 1 of 4
- A048-LBA-SW-ZZ-D-LA200011 Rev. P04 - Planting 2 of 4
- A048-LBA-SW-ZZ-D-LA200012 Rev. P04 - Planting 3 of 4
- A048-LBA-SW-ZZ-D-LA200013 Rev. P04 - Planting 4 of 4
- A048-LBA-SW-ZZ-D-LA200014 Rev. P03 - Plant schedules

Highway works

- 24200-MA-XX-XX-DR-0098

Approved planning documents

- Schedule of Accommodation (ref HB00A)
- Design and Access Statement and Addendum (ref HB01 and HB01A)
- Planning Statement (ref HB02B)
- Townscape and Visual Appraisal (ref HB05)
- Energy Report (ref 011488-EAL-XX-XX-T-OS-9001 – R05)
- Overheating and Thermal Comfort Report (ref 011488-EAL-XX-XX-T-OS-9006 - R05)
- Circular Economy Statement (ref 011488-EAL-XX-XX-T-OS-9009-R04)
- Whole Life Cycle Assessment (ref 011488-EAL-XX-XX-T-OS-9008-R04)
- Outline Fire Safety Strategy (ref HB07A)
- Gateway One Fire Statement (ref HB08A)
- Transport Assessment and Addendum (refs HB09 and HB09A)
- Preliminary Ecological Appraisal (ref HB10)
- Air Quality Assessment (ref HB11A)
- Arboricultural Impact Assessment (ref HB12A)
- Archaeological Desk Based Assessment (ref HB13)
- Noise and Vibration Impact Assessment, Supplementary Technical Note (refs HB14 and HB14A)
- Pedestrian Level Wind Microclimate Statement, Statement of Conformity (refs HB15 and HB15A)
- Passivhaus Stage 2 Report (ref HB17)
- Ground Contamination Phase I Desk Study (ref HB20)
- Flood Risk Assessment, Drainage & SUDs Strategy (ref HB21A)
- Daylight, Sunlight and Overshadowing Assessment (ref HB22)
- Internal Daylight and Sunlight Assessment and Addendum (ref HB23 and HB23A)
- Rapid Health Impact Assessment (RHIA) (ref HB24) and Extended RHIA (ref HB24A)
- Demolition and Construction Environmental Management Plan (ref HB25)
- Operational Waste and Recycling Management Strategy (ref HB26A)
- Construction Site Waste Management Plan (ref HB27)
- Foul Sewerage Statement (ref HB28)
- Utilities Statement (ref HB29)
- Summary of Proposals (ref HB30A)
- Biodiversity Net Gain Assessment and Strategy (ref HB31A)
- BREEAM Residential Pre-Assessment (ref HB32)
- BREEAM Non-Domestic Pre-Assessment (ref HB33)
- Framework Travel Plan (ref HB34);
- Delivery and Servicing Plan (ref HB35);
- Outline Urban Greening Factor Assessment (ref HB36A)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in line with Policies GSS01, CDH01, CDH02, CDH03, CDH04, CDH07 of the Local Plan (adopted March 2025).

Commercial floorspace

3. The development shall provide (all figures GIA excluding plant) 566.1 sqm of flexible commercial floorspace (Use Class E) of which a maximum of 118.4 sqm shall fall within Use Class E(g) at any one time.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in line with Policies GSS01, CDH01, CDH02, CDH03, CDH04, CDH07 of the Local Plan (adopted March 2025).

Phasing Plan

4. Prior to commencement of development to submit for approval and have approved by the LPA a phasing plan showing the land boundaries of each 'Phase' of the development including the associated public realm. Any variations to the Phasing Plan thereafter shall be agreed in writing by the Local Planning Authority. Reference to 'Phase' in this planning permission shall be construed as a 'phase' approved as part of the phasing plan pursuant to this condition.

   Reason: For the purposes of phasing the scheme to accord with CIL Regulations, and for the avoidance of doubt and in the interests of ensuring the development can be constructed in a phased manner

Demolition Construction and Environmental Management and Logistics Plan (DCEMLP)

5. No development or site works shall commence until a Demolition, Construction and Environmental Management and Logistics Plan (DCEMLP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London and Barnet's Ecologist. The DCEMLP shall set out measures for managing demolition and construction activities, including logistics, environmental mitigation, waste management, and traffic management, to minimise impacts on amenity, ecology, and highway safety. The development shall thereafter be carried out in accordance with the approved DCEMLP. The DCEMLP shall include:

   • Site and description of works;
   • Demolition and Construction Waste Management Plan;
   • Details of proposed Environmental management and mitigation;
   • Details of Construction management and procedures
   • Details of parking management proposed during demolition and construction phases;
   • Construction traffic management and logistics plan including details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
   • site preparation and construction stages of the development;
   • details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
   • details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
   • the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
   • a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
   • noise mitigation measures for all plant and processors;
   • details of contractor's compound and car parking arrangements;
   • details of interim car parking management arrangements for the duration of construction;
   • details of a community liaison contact for the duration of all works associated with the

development;
• provision of a competent banksman.

Reason: To safeguard the amenity of adjacent residents; to ensure efficient, safe and sustainable operation of the highway system; to safeguard pedestrian and highway safety; and to manage and mitigate environmental impacts such as impact on habitats within the adjoining lowland mixed deciduous woodland (priority habitat), noise and air pollution and trees during demolition and groundworks, in accordance with Policies TRC01, TRC03 ECC01, ECC02, ECC03 of the Barnet Local Plan (adopted March 2025) and Barnet Council's Sustainable Design and Construction SPD (2016), and Policies SI 1, SI 7, SI 17, D14 and T7 of the London Plan 2021.

Before and After Highway Condition Survey

6. a. Prior to the commencement of the development, a “before” condition survey of the area of public highway denoted by Extent of Highway Condition Survey Plan reference 24200-MA-XX-XX-DR-0098 P02 shall be completed and submitted to and approved in writing by the Local Planning Authority.

   b. Three months prior to the completion of the development, an “after” condition survey of the area of public highway denoted by Extent of Highway Condition Survey Plan reference 24200-MA-XX-XX-DR-0098 P02 shall be completed and thereafter submitted to and approved in writing by the Local Planning Authority. Any recommended works necessary to reinstate the condition of the agreed route to that identified within the “before” survey shall be implemented as approved following completion of the development.

   Reason: To ensure the safety of users of the public highway in accordance with Policy TRC01 of the London Borough of Barnet’s Local Plan (Adopted March 2025).
   Construction Environmental Management Plan (CEMP: Biodiversity)

Construction Environmental Management Plan: Biodiversity

7. No site works or development (including any temporary enabling works, site clearance, demolition, ground works, vegetation clearance) shall take place until a Demolition, Construction Environmental Management Plan (CEMLP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.

   The CEMP (Biodiversity) submitted shall include, but not be limited to, the following:
   i) summary of potentially damaging activities;
   ii) Identification of “biodiversity protection zones”;
   iii) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction on possible nesting birds, and wild mammals that may use the habitat (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site;
   iv) the location and timing of sensitive works to avoid harm to biodiversity features;
   v) the times during construction when specialist ecologists need to be present on site to oversee works;
   vi) responsible persons and lines of communication;
   vii) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
   viii) use of protective fences, exclusion barriers and warning signs.

The approved CEMP including monitoring of pollution control measures shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any protected and notable species are safeguarded throughout the approved works. Pursuant to the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, and in accordance with local planning policy EC007 (Biodiversity) (adopted March 2025), Policy G5, G6 & G7 of the London Plan.

External Materials and Architectural Details

8. Prior to the commencement of the relevant part of the works, annotated drawings/bay studies at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the following:
   i) Materials to be used on all external surfaces of the proposed buildings - including details of the proposed brickwork and bonding, stone, metal facade cladding panels specifying varied colours or tones (including samples of materials, where appropriate which shall be provided for inspection on site by the Local Planning Authority as required);
   ii) Materials details for any other external features of the building, including render, finishes, louvres, external window or door frames, balcony balustrades, bases, underlays and supporting structures, commercial frontages and fascias (including samples of materials, where appropriate which shall be provided for inspection on site by the Local Planning Authority as required)
   iii) Windows, including glazing specifications and depth of window reveals;
   iv) Privacy screens serving private amenity spaces;
   v) Main entrances and any canopy structures (annotated plans at a scale of not less than 1:10);
   vi) Rainwater goods (annotated plans at a scale of not less than 1:10).
   vii) Boiler flues and other external air extraction, intake and ventilation points (annotated plans at a scale of not less than 1:10).

   The approved details shall be completed prior to occupation of each phase of the development and shall thereafter be permanently retained.

   Reason: To ensure the development is completed in line with the architectural and materials approach set out in the applicant's submitted Design and Access Statement and Addendum (ref. HB01 and HB01A) and to ensure the scheme achieves good design in the interests of future occupants of the scheme and the character and appearance of the area, in accordance with Policies CDH01 and CDH04 the Barnet Local Plan (adopted March 2025) and Policies D4 and D9 of the London Plan (2021).

Boundary treatment details

9. Prior to the commencement of the relevant part of the works, details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the relevant residential block. All boundary treatments shall be permanently retained in accordance with the approved details thereafter.

   Reason: To ensure the development is completed in line with the architectural and materials approach set out in the applicant's submitted Design and Access Statement and Addendum (ref. HB01 and HB01A) and enhances the appearance of the development in accordance with Policies CDH01 and CDH07 of the Barnet Local Plan

(adopted March 2025).

Cycling Parking Strategy

10. Prior to the first occupation the development, details of cycle parking and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Such spaces shall be in accordance with the London Plan and London Cycle Design Standards. All spaces shall be implemented in accordance with the approved details prior to occupation and permanently retained thereafter.

    Reason: In the interests of promoting cycling as a mode of transport in accordance with Policy TRC01 and TRC03 of the Barnet Local Plan (adopted March 2025) and policy T5 of the London Plan (2021).

Car Parking Management Scheme

11. Prior to the first occupation of the development, a Car Parking provision and Management Scheme (CPMS) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CPMS shall include;

    i) a plan identifying the proposed disabled parking spaces adjacent to High Barnet London Underground Station, clearly marked with a British Standard disabled symbol, and the disabled parking shall be retained for the use of disabled persons and their vehicles and for no other purpose unless agreed in writing with the Local Planning Authority. The scheme shall also include swept path analysis showing how vehicles access the car park and each of the spaces within the car park;
    ii) a plan identifying the proposed short stay car parking spaces located within Station approach, including swept path analysis showing how vehicles access the car parking spaces;
    iii) a plan identifying the proposed residential disabled parking spaces within the development, which fulfil accessible car parking needs of the development, clearly marked with a British Standard disabled symbol and disabled parking shall be retained for the use of disabled persons and their vehicles and for no other purpose unless agreed in writing with the Local Planning Authority. The scheme shall also include swept path analysis showing how vehicles access the car park and each of the spaces within the car park.
    iv) Details of all onsite parking controls (including details of how parking in the servicing and delivery bay will be managed) and enforcement measures in relation to unauthorized parking.

    The details shall be implemented in accordance with the approved details before the buildings hereby approved are occupied.

    Reason: To ensure that parking is provided and managed in line with Barnet Councils standards in the interests of highway and pedestrian safety and to promote easier access for disabled persons to the building hereby approved in accordance with Policy TRC01 and TRC03 of the Barnet Local Plan (adopted March 2025) and Policy T6 of the London Plan (2021).

EV charging

12. Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the residential Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in

writing. These details shall include provision for not less than 20% of the car proposed parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 80% of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities.

The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy TRC03 of the Barnet Local Plan (Adopted March 2025) and Policies T6 to T6.4 of the London Plan (2021).

Highway Design Requirements

13. Prior to entering into a Section 278 Agreement, the applicant shall submit detailed highway design drawings for approval, demonstrating:

    1. Relocation of the existing signalised crossing on Barnet Hill from north of the Junction with Station Approach to south of the junction with Station Approach;
    2. Amendments to the existing footway and bus stop (including cage, border and shelter) at and around Bus Stop R (southbound) to accommodate a wider footway and active frontages (that would be within the Site boundary) and enable two buses to stop fully within the amended bus cage;
    3. Introduction of a new signalised crossing on Barnet Hill 40m north of the junction with Underhill;
    4. Relocation/ replacement of Bus Stop Q (northbound) (including bus countdown) approximately 150m south along Barnet Hill to align with the existing Bus Stop R (southbound) and relocated signalised crossing, including any temporary bus stop arrangements during the relocation ;
    5. Adjustments to Station Approach including new alignment and dropped kerbs to accommodate improvements for pedestrians and vehicles within the Site boundary;
    6. Adjustments to the Container Yard junction on Barnet Hill to formalise a junction and accommodate the crossing of a new footway with dropped kerbs and tactile paving; and
    7. Relocation/ replacement of Bus Stop W (northbound) (including bus countdown) approximately 10m south of existing to accommodate new signalised crossing, including any temporary bus stop arrangements during the relocation.

    All works must be completed in accordance with the approved details before occupation of the development.

    Reason: To ensure that the right turn junction is satisfactory in terms of highway safety and in accordance with Policy TRC01 and TRC03 of the Barnet Local Plan (adopted March 2025).

Delivery and Servicing Plan

14. Prior to the occupation of the development, a full Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority. The development shall be serviced in accordance with the approved plan.

    Reason: In the interest of highway safety in accordance with Policy TRC01 of the Barnet Local Plan (adopted March 2025)

Operational waste management plan

15. The refuse and recycling details for the development shall be constructed in accordance with the Operational Waste and Recycling Management Strategy (ref. HB26), made available for use prior to the first occupation of each phase of the development, and managed and operated in accordance with the approved strategy in perpetuity.

    Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies CDH01, TRC03 and ECC01 of the Barnet Local Plan (adopted March 2025) and the Councils published guidance 'Information for developers, managing agents and architects (August 2024) or any replacement guidance.

Air Quality measures

16. Before development commences, an Air Quality Dust Management Plan AQMP shall be submitted to and approved by the Local Planning Authority. The Plan shall contain all mitigation measures to control poor air quality and dust emissions as a minimum in line with the measures as detailed within the report Air Quality Assessment (HB11) and Air Quality Assessment Addendum (HB11A) by Ardent Consulting Engineers.

    The approved measures shall be implemented in their entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

    Reason: To ensure that the amenities of neighbouring premises are protected from poor air quality arising from the development in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), Sustainable Design and Construction SPD (adopted October 2016) and Policy SI1 of the London Plan (2021).

Air quality from emergency generators

17. Prior to the occupation of the development hereby permitted, a report with details of the combustion plant in order to mitigate air pollution shall be submitted to and approved in writing by the council. The report shall include the following:

    a) Details of emissions certificates, and the results of NOx and PM10 emissions testing of each Emergency Diesel Generator Plant and associated abatement technologies including Diesel Particulate Filters (DPF) shall meet a minimum dry NOx emissions standard of 100 mg/Nm-3 (at 15% O2) respectively by an MCERTS accredited organisation shall be provided following installation and thereafter on an annual basis to verify compliance of the relevant emissions standards in part b). The DPF particulate emissions abatement system must achieve a value less than 0.015 g/kWh and a minimum reduction of 95% in the weighted engine-out brake-specific PM mass emissions. Where any combustion plant does not meet the relevant emissions Standards in part b) above, it should not be operated without the fitting of suitable secondary NOx abatement Equipment or technology as determined by a specialist to ensure comparable emissions.

    b) Details to demonstrate where secondary abatement is used for the Emergency Diesel Generator the relevant emissions standard in part b) is met within 10 minutes of the generator commencing operation. During the operation of the emergency Diesel generators there must be no persistent visible emission. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with

manufacturer specifications. The diesel fuelled generators shall only be used for a maximum of 24 hours when there is a sustained interruption in the mains power supply to the site, and the testing of these diesel generators shall not exceed a maximum of 7 hours per calendar year. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: To ensure that the amenities of neighbouring premises are protected from poor air quality arising from the development in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), Sustainable Design and Construction SPD (adopted October 2016) and Policy SI1 of the London Plan (2021).

Air Quality - Non-Road Mobile Machinery (NRMM)

18. A) Prior to the commencement of the development the applicant shall ensure:
    i) All qualifying Non-Road Mobile Machinery (NRMM, i.e. construction plant and mobile generators) with a net power between 37kW and 560 kW used for demolition and construction activities comply with the Greater London Authority's NRMM Low Emission Zone for oxides of nitrogen (NOx) and particulate matter (PM).
    ii) Equipment used is registered as compliant or exempt with the Greater London Authority, following the guidance available at and from www.nrmm.london.

    B) Throughout the duration of demolition, site preparation and construction activities and until site occupation, the applicant shall:
    i) ensure registered equipment is updated as required to reflect equipment used at any one time,
    ii) Keep an inventory and emissions records for all NRMM shall be kept on site. The inventory shall demonstrate proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers upon request.

    Reason: In the interest of good air quality in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025) and Policy SI1 of the London Plan 2021.

Odour mitigation

19. a) Prior to first occupation and usage of the E Class use as a restaurant, or other commercial use providing food cooked on the premises, a detailed assessment for the associated kitchen extraction unit, which assesses the likely impacts of odour and smoke on the neighbouring properties, shall be submitted to and approved in writing by the council.

    This detailed assessment shall be carried out by an approved consultant and specify the measures to be used to control and minimise odour and smoke to address its findings, through a detailed specification of the proposed kitchen extraction unit, drawn to stated scale and within the context of the building, including details of associated odour mitigation measures. Such details shall include some or all of the following: grease filters, carbon filters, odour neutralization and electrostatic precipitators (ESP). Further, the equipment shall specify installation using anti - vibration mounts, and flue outlets shall not be permitted at ground floor, first floor, or any level where there is residential at the same height or above.

b) The development shall be implemented in accordance with details approved under this condition before first occupation of the afore mentioned usage or the use is commenced and retained as such thereafter.

Reason: To ensure that the amenities of the neighbouring occupiers are not prejudiced by odour and smoke in the immediate surroundings in accordance with Policies CDH01, ECC02 and TOW03 of the Barnet Local Plan (adopted March 2025), and Policies GG3, SI1, D13 and D14 of the London Plan (2021).

Commercial plant

20. a) Before the Class E and Class E(g) units permitted by this application are occupied, a report prepared by a competent acoustic consultant that assesses the likely noise impacts from the development of the Commercial ventilation/extraction/cooling and heating plant, and specifies mitigation measures for the development to reduce these noise impacts to acceptable levels, has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

    b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the Class E and Class E(g) units permitted by this application and retained as such thereafter.

    Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D13 and D14 of the London Plan 2021.

Noise from commercial ventilation/extraction/cooling

21. The level of noise emitted from the commercial ventilation/extraction/cooling and heating plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

    Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies CDH01 and ECC02 of the Barnet Local Plan (adopted March 2025) and D14 of the London Plan 2021.

Residential plant

22. a) Before the Class C3 residential units permitted by this application are occupied, a report prepared by a competent acoustic consultant that assesses the likely noise impacts from the development of the residential ventilation/extraction/cooling and heating plant, and specifies mitigation measures for the development to reduce these noise impacts to acceptable levels, has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the occupation of the Class C3 residential units permitted by this application, and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D13 and D14 of the London Plan 2021.

Noise from residential ventilation/extraction/cooling

23. The level of noise emitted from the residential ventilation/extraction/cooling and heating plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

    Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies CDH01 and ECC02 of the Barnet Local Plan (adopted March 2025) and D14 of the London Plan 2021.

Emergency generators

24. Prior to occupation of the development, all details of the emergency generator shall be submitted to and approved by the local authority. Where emergency generation plant is installed and requires testing, the noise emitted from this plant should not increase the minimum assessed background noise levels by more than 10 dB for the purpose of testing. This testing period is for up to 7 hours per year between 09.00 and 17.00 Monday to Friday only and not on public holidays. All generators shall be installed and implemented in accordance with the submitted details.

    Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D13 and D14 of the London Plan 2021.

Insulation against internally/externally generated noise

25. a) Prior to the completion of superstructure, no development shall take place until details of mitigation measures to demonstrate how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority. This sound insulation shall ensure that the levels of noise generated from; the commercial class E uses on site, High Barnet London Underground Station, the Northern Line & the A1000 (Barnet Hill), as measured within habitable rooms of the development, shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

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

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

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies CDH01, ECC02 of the Barnet Local Plan (adopted March 2025) and Policy D14 of the London Plan (2021).

Additional acoustic information for activities within Use Class E

26. Prior to first occupation the flexible commercial floorspace (Use Class E) as a cinema / bowling alley / nursery / gym / restaurant, a report should be carried out by an approved acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development with regards to its use as such. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels. It should include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations.

    The approved measures shall be implemented in their entirety before any Class E uses specified in this condition are occupied.

    Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies CDH01, ECC02 of the Barnet Local Plan (adopted March 2025) and Policy D14 of the London Plan (2021).

Land Contamination

27. Part 1: Before the development commences other than for investigative work:
    a) A site investigation shall be designed for the site using information obtained from Phase 1 Desk Study (ref. HB20) and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable: - - - a risk assessment to be undertaken refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
    b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

    Part 2: c) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of each phase of the development.

    Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025), and the Sustainable Design and Construction SPD (adopted October 2016).

Flood Risk and surface water drainage strategy

28. The development shall be carried out in accordance with the submitted Flood Risk Assessment and surface water drainage strategy (HB21A) prepared by OCSC (23 October 2025, Reference: B1111-OCSC-XX-XX-RP-C-0001-S1, Rev: P06), save for

any minor required refinements submitted to and approved by the LPA pursuant to this condition, and mitigation measures shall by fully implemented prior to occupation of the development.

The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in accordance with National Planning Policy Framework paragraph 170 and Policy ECC02 of the Barnet Local Plan (adopted March 2025).

External Lighting Strategy

29. Prior to first occupation of the development, details of external lighting shall be submitted to and approved by the Local Planning Authority. The external lighting scheme shall include details of, but not be limited to:
    i) siting of proposed lighting;
    ii) a site plan with lux levels;
    iii) operating hours;
    iv) details of dimmable lighting incorporated where relevant;
    v) existing average night time luminance and light spread levels across the site area at night;
    vi) and a statement from a qualified ecologist to identify where appropriate the measures to be used to mitigate any impacts on bats.

    The approved details shall be completed prior to occupation of the development and shall thereafter be permanently retained.

    Reason: In the interests of improving visual amenity and creating a safe and accessible environment and to ensure that any protected species present are not adversely affected by the development, in accordance with Section 197 of the Town and Country Planning Act 1990 and Polices CDH01, CDH03 and ECC02 and ECC07 of the Barnet Local Plan (adopted March 2025) and Policies D4, D5, D8 and G6 of the London Plan (2021).

Site Management Strategy

30. Prior to the occupation of the residential units within the development, a Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include details of the following:
    i) on-site security measures including the location of security/concierge office, the location and details of CCTV;
    ii) arrangements for the receipt, management and distribution of post, parcels to the residential units and commercial/community uses;
    iii) any controlled/restricted areas of the development and details of those who will have access to each of the identified zones;
    iv) details of access control systems serving communal and residential building entrances;
    v) management and maintenance framework for internal communal circulation areas and lifts;
    vi) confirmation of disabled access arrangements;
    vii) vehicle access points and how these will be controlled and managed, and

viii) Uninterrupted access to High Barnet London Underground Station

The site shall be managed in accordance with the approved management strategy.

Reason: In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs in accordance with Policies CDH01 and CDH02 of the Barnet Local Plan (adopted March 2025) and Policies D5, D7 and D11 the London Plan (2021).

Detailed Landscaping and public realm scheme strategy

31. Prior to commencement of works above ground floor level, a detailed landscaping and public realm scheme delivery and phasing strategy (to include all private and communal amenity areas) shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:
    i) an annotated plan showing the layout and extent and type of hard and soft landscaping within the relevant phase;
    ii) details of hard landscaping, including specifications and materials for ground level surfaces (including samples, where appropriate);
    iii) proposed tree species, plant sizing, proposed rooting/soil volume for trees, tree pit specification, and means of planting and maintenance schedule for regular pruning, watering and fertilizer use;
    iv) The costs of the proposed tree planting shown, relative to the CAVAT value of the trees removed to facilitate the development.
    v) details of other soft landscaping and planting, including any grassed/turfed areas, shrubs and herbaceous planting areas;
    vi) enclosures and boundary treatments - including the type, dimension and treatments of any walls, fences, gates, railings and hedges (and details of any temporary boundaries or means of enclosure);
    vii) children's play and informal recreation features and equipment;
    viii) Improvements to the public realm adjacent to the High Barnet London Underground Station.

    The approved details shall be completed prior to occupation of each phase of the development and the landscaping and public realm scheme and shall thereafter be permanently retained. The approved soft landscaping scheme associated with the relevant phase of the development shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings (or commencement of the use) within the relevant phase or completion of the development, whichever is sooner.

    Reason: In the interests of good design and to promote urban greening, biodiversity, sustainable urban drainage and to ensure acceptable residential amenity, privacy and play space provision, in accordance with Policies CDH01, CDH02, CDH03, CDH07 and ECC07 of the Barnet Local Plan (adopted March 2025) and Policies D4, D5, D8, D11, G5 and G6 of the London Plan (2021).

Landscape Management Plan (LEMP)

32. Prior to the occupation of the development a Landscape Management Plan (LEMP) for all landscaped areas covering a minimum of 25 years, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include but not be limited to the following;
    i) long-term design objectives;

ii) management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping, including trees and green roofs, to be planted as part of the approved landscaping scheme
iii) ecological trends and constraints on site that might influence management;
iv) ongoing monitoring and remedial measures

The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition and shall be managed in accordance with the approved details thereafter.

Reason: To ensure the protection of wildlife and the habitat which supports it and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies CDH01, CDH03, CDH07, ECC07 of the Barnet Local Plan (Adopted March 2025) and Policies G6 and G7 of the London Plan (2021).

Replanting of landscaping

33. Any trees, hedges or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of each phase of the development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with Policies CDH01, CDH03, CDH07, ECC07 of the Barnet Local Plan (adopted March 2025) and Policies G6 and G7 of the London Plan (2021).

Arboricultural Method Statement and Tree Protection Plan

34. a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance, and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

c) The Arboricultural method statement and tree protection will also provide a detailed methodology to ensure that the widening of the footway as outlined in the proposed submission will have minimal impact on trees. This shall be submitted for approval prior to the commencement of the relevant phase of development to which the footway works relate.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policies CDH01 and CDH07 of the Barnet Local Plan (adopted March 2025) and Policy G7 of the London Plan (2021).

Wind Mitigation

35. The wind mitigation measures set out in the Pedestrian Level Wind Microclimate Assessment (document ref. HB15) shall be implemented prior to the occupation of each phase of the development. The measures should be retained for the lifetime of the development, unless agreed in writing by the Local Planning Authority.

    Reason: To ensure the development creates an acceptable local microclimate in accordance with Policies CDH02 and CDH03 of the Barnet Local Plan (adopted March 2025) and Barnet Council's Sustainable Design and Construction SPD (2016).

Site levels

36. a) No development (other than enabling works) shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.
    b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

    Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CDH01, CDH07, TRC01 of the Barnet Local Plan (adopted March 2025) and Policies D4, D5, D8 and G7 of the London Plan 2021.

Excavations check

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

    The development shall thereafter be implemented in accordance with details approved under this condition.

    Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policies CDH01 and CDH07 of the Barnet Local Plan (adopted March 2025) and Policy G7 of the London Plan (2021).

Green Roof

38. Prior to the first occupation of development hereby approved, details of the proposed intensive biodiverse green roof shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be implemented in accordance with the details approved prior to the first occupation of development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

    Reason: In the interests of good design and to promote urban greening, biodiversity,

sustainable urban drainage and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with Policies CDH01, CDH02, CDH07 and ECC07 of the Barnet Local Plan (adopted March 2025) and Policies G5 and G6 of the London Plan (2021).

Biodiversity Enhancement Plan

39. Prior to completion of the development the details of Biodiversity Enhancement Plan be submitted and approved by the local planning authority. The document shall contain the location, height, orientation, specification of all ecological enhancement feature including 2 x integrated bat roost boxes, 2 x Woodstone bird nest boxes, 2 x house sparrow terrace, and 2 x swift nest brick to be installed on each of the building and/or trees nearby as in accordance with guidance with the Preliminary Ecological Assessment (PEA) (Middlemarch Environmental Ltd, May 2025) and 'Designing for Biodiversity A technical guide for new and existing buildings (RIBA)'.

    In addition, 3 x purpose-built log piles and 2 x insect hotels, are to be installed within the boundary of the site including green roofs. Details on the specifications, location, aspect, and position of these species' enhancement measures and native seeding and planting of high biodiversity value shall be submitted to and approved by the LPA.

    The thereafter approved ecological enhancement features shall be installed on site in their entirety.

    Reason: To ensure the protection of wildlife and the habitat which supports it and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies CDH01, CDH03, CDH07, ECC07 of the Barnet Local Plan (adopted March 2025) and Policies G6 and G7 of the London Plan (2021).

Protected Species – Badgers

40. a) No site works shall take place until the findings of an updated survey for Badgers have been submitted to and approved in writing by the Local Planning Authority.
    b) The findings and recommendations of an updated Badger survey shall be submitted for approval pursuant to this planning condition, and may also form part of the Demolition and Construction Environmental Management Plan (DCEMP: Biodiversity) submission pursuant to Condition 4 of this permission, and the details approved shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.
    c) Where a Natural England mitigation licence may be required in order to avoid committing an offence under the relevant legislation, confirmation of a licence or registration issued by the relevant licensing body in relation to Badgers shall be submitted to the Local Planning Authority. No ground works or site clearance shall be carried out until the relevant licence has been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that any badgers are not adversely affected by the development in accordance with Policy ECC07 (Biodiversity) of the Barnet Local Development Plan (adopted March 2025) and Policy G5, and G6 of the London Plan, the Protection of Badgers Act 1992.

Ecological Supervision of Works

41. No development (including vegetation clearance) shall commence until an appropriately competent ecologist has been appointed and is present onsite to provide an Ecology

Toolbox Talk, to conduct a pre commencement site inspection for evidence of any protected species and supervise all sensitive ecological works in accordance with the thereafter approved Construction Environmental Management Plan (CEMP: Biodiversity).

Reason: To ensure that any protected and notable species are safeguarded throughout the approved works. Pursuant to the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, and in accordance with local planning policy EC007 (Biodiversity) (adopted March 2025), Policy G5, G6 & G7 of the London Plan.

Material Changes Check (inspection)

42. If consented demolition of the building identified as Plate 8.11 and 8.12 within Preliminary Ecological Appraisal (HB10) prepared by Middlemarch does not commence within 12 months from the date of planning consent, the building shall be subject to a Material Changes Check (inspection) of the exterior and interior of the building.

    The purpose of the Material Changes Check is to:
    i) establish if there have been any changes in the suitability of the building to support roosting bats, and;
    ii) identify any likely new ecological impacts that might arise from any changes.

    If the Material Changes Check identifies changes that could result in ecological impacts not previously addressed in the approved scheme (Bat Surveys, Middlemarch, August 2025), the Applicant must:
    i) Carry out further surveys to confirm the presence or continued absence of bats; Submit the survey results and any updated ecological strategy to the Local Planning Authority (LPA) for approval before any demolition works commence; and
    ii) Implement all works in accordance with the approved ecological measures and timetable.

    Reason: To ensure that any protected and notable species are safeguarded throughout the approved works. Pursuant to the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, and in accordance with local planning policy EC007 (Biodiversity) (adopted March 2025), Policy G5, G6 & G7 of the London Plan.

Biodiversity gain plan

43. Prior to the commencement of any site works (including any temporary enabling works, site clearance and demolition) or development, a Biodiversity Net Gain Plan shall have been submitted to and approved in writing by the Local Planning Authority.

    The Biodiversity Net Gain Plan shall contain the completed Statutory Biodiversity Metric (as amended) and show the calculation of pre-development and post-development predicted biodiversity values, proof of purchase of the required biodiversity units, a plan detailing the habitat design/s for both onsite and any offsite provision and a detailed maintenance schedule including a description of arrangements for maintenance and monitoring of habitats enhancement. The Biodiversity Gain Plan will provide for delivery of a 10% net gain over the baseline value and monitoring for 30 years thereafter.

    The development shall thereafter be implemented and maintained in full in accordance with details approved under this condition.

Reason: To ensure the delivery of biodiversity net gain set out under the requirements of Section S.90A and Schedule 7a of the Town and Country Planning Act 1990 as enacted by Schedule 14 of the Environment Act 2021 and subject to the General Biodiversity Gain Condition as obligated under Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990; as enacted by Schedule 14 of the Environment Act 2021.

Habitat Management and Monitoring Plan (HMMP)

44. Part 1: The Biodiversity Gain Plan shall be prepared in accordance with the approved Statutory Biodiversity Metric. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
a) a non-technical summary;
b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Part 2: Notice in writing shall be given to the Council when the:
a) HMMP has been implemented; and
b) habitat creation works as set out in the HMMP have been completed.

Part 3:
Prior to the completion of the relevant landscaping works:
a) the habitat creation works set out in the approved HMMP shall have been completed; and
b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Part 4: Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policies 192 – 195 of the NPPF, the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, Policies G5, G6 and G7 of the London Plan (2021) and Policy ECC07 of the Barnet Local Plan (adopted March 2025).

Non-Native Invasive Species Management

45. Prior to the commencement of works details of an Invasive Species Management Plan shall be submitted to and approved by the LPA and shall be undertaken throughout the approved works hereafter.

The document shall include a detailed plan showing the location of invasive species (Schedule 9 listed species Wildlife and Countryside Act 1981 (as amended), and details of any avoidance, treatment, removal, and bio-secure disposal measures. Any removal

of Franchet's cotoneaster (Cotoneaster franchetii), Virigina creeper (Parthenocissus quinquefolia) and buddleia (Buddleja davidii) from the site must be undertaken by trustworthy third-party invasive plant removal specialist who belong to a trade body such as the Property Care Association (PCA) Property Care Association, or the Invasive Non-Native Specialist Association View Our Members - INNSA.

An invasive species removal specialist is be named responsible for the secure removal/treatment, transposition and disposing of "controlled waste" under the Environment Protection Act 1990 (EPA 1990).

All measures outlined within the thereafter Invasive Species Management Plan must be strictly adhered to throughout the timeline of the project.

Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and Barnet Local Development Plan EC007 (Biodiversity) (adopted March 2025), and Policies G5, G6 & G7 of the London Plan (2021) and Environment Act 2021.

Protective Barrier Fencing

46. Prior to commencement of any works in proximity to the retained trees, a protective barrier shall be installed to enclose any protected species that may be present, from the proposed works and construction as per the guidance outlined in the British Standard BS 5837:2012 Trees in Relation to Demolition and Construction – Recommendations sections 6.1.2 and 6.1.3.

    The protective barrier shall be installed under the supervision of, or by a suitable qualified ecologist or appropriately qualified person.

    Reason: To ensure that the protection of protected species is not prejudiced during construction in accordance with Section 197 of the Town and Country Planning Act 1990 and in accordance with Policies CDH01, CDH03, CDH07, ECC07 of the Barnet Local Plan (adopted March 2025) and Policies G6 and G7 of the London Plan (2021).

Urban greening factor

47. Prior to occupation of the relevant phase of the development, documentary evidence must be submitted to the local planning authority and approved in writing to show that the development is able to achieve an urban greening factor average of at least 0.4. The measures set out in that evidence for achieving an urban greening factor of at least 0.4 shall thereafter be retained.

    Reason: To improve urban greening in accordance with Policy G5 of the London Plan 2021.

Part M4(3) wheelchair user dwellings and Part M4(2) accessible and adaptable dwellings

48. A minimum of 10% of all dwellings shall be built to comply with requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2.

    All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations.

    Reason: To promote housing choice for disabled and elderly households and ensure a

socially inclusive and sustainable development, in accordance with Policy CDH02 of the Barnet Local Plan (adopted March 2025) and Policies D5 and D7 the London Plan (2021).

Hours of Construction

49. No construction works shall occur outside of the following times:
    a. 08:00 - 18:00 hours weekdays;
    b. 08:00 - 13:00 hours Saturdays

    Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with Policy ECC02 of the Barnet Local Plan (adopted March 2025).

Rooftop telecommunications restrictions

50. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operations shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

    The 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 Policy CDH01 and CDH04 of the Barnet Local Plan (adopted March 2025).

Secured by Design

51. Prior to commencement of development above slab level of each building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the relevant parts of a development seek to apply the principles of Secured by Design. The development shall be carried out in accordance with approved details.

    Reason: To protect the amenity of the area in accordance with Policies CDH01 of the Barnet Local Plan (adopted March 2025).

Fire safety

52. The development hereby approved shall be delivered in accordance with the Outline Fire Safety Strategy (ref. HB07A) and Gateway One Fire Statement (ref. HB08A).

    Reason: To ensure that the development incorporates the necessary fire safety measures in accordance Policy D12 of the London Plan (2021).

Full fibre connectivity infrastructure provisions

53. Prior to the commencement of above slab level, detailed plans demonstrating the

provision of sufficient ducting space for the provision of full fibre connectivity infrastructure within the development shall be submitted to and approved in writing by the LPA. The development shall be undertaken in accordance with approved detailed thereafter.

Reason: To ensure the development is capable of accommodating fast a reliable digital connectivity in accordance with Policy SI 6 of the London Plan (2021).

BREEAM

54. A) The non-residential development is required to meet the BREEAM Excellent level. B) Prior to the first occupation of the non-residential elements of the development, the developer shall submit certification of the BREEAM Excellent standard.

Reason: To ensure that the development is sustainable and complies with Policy CDH02 of the Barnet Local Plan (adopted March 2025), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI2, SI4 and SI5 of the Mayor's London Plan (2021).

Passivhaus certification

55. Prior to the commencement of above ground construction works to Buildings A, B,C, D and E, a RIBA Design Stage 4 Passivhaus Strategy that demonstrates that the residential element of the development is capable of achieving Passivhaus 'Classic' certification shall be submitted to and approved by the Local Planning Authority.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Policy ECC01 of the Barnet Local Plan (adopted March 2025).

Passivhaus certification

56. Within two months of completion of Buildings A&B, C&D and E a Passivhaus Certificate will be submitted to and approved by the Local Planning Authority demonstrating that the residential element of Buildings A&B, C&D and E meet the Passivhaus 'Classic' Standards, awarded by a suitably qualified independent Passivhaus Certifier.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Policy ECC01 of the Barnet Local Plan (adopted March 2025).

Photovoltaic panels

57. Prior to occupation of the 142nd residential dwelling, detailed drawings showing the photovoltaic panel arrays on the roofs of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. This shall look to maximise photovoltaic panel provision where feasible. The photovoltaic panel arrays shall be installed in accordance with the approved drawings and made operational prior to occupation of the development hereby approved.

Reason: To ensure that the development minimises its carbon emissions, in accordance with London Plan Policy SI2.

Whole life carbon

58. Prior to the occupation of the relevant phase of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance.

    Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

    Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy ECC01, CDH02 of the Barnet Local Plan (adopted March 2025) and Policy SI 2(F) London Plan 2021.

    Circular economy

59. Prior to the occupation of the relevant phase of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance.

    The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

    Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy ECC01, CDH02 of the Barnet Local Plan (adopted March 2025) and Policy SI 7 London Plan 2021.

    Pedestrian access to High Barnet station

60. During all construction and operational phases of the development, the applicant shall ensure that a pedestrian access to High Barnet London Underground Station is maintained through the site at all times.

    Reason: To maintain uninterrupted and safe access to High Barnet London Underground Station for the public and emergency services.

    Continued railway access easement

61. During all construction and operational phases of the development, the applicant shall ensure that a route through the site providing access to, from and within the railway access easement to the northern boundary of the site is available for relevant pedestrians and vehicles with such access being available at times reasonably requested by London Underground Limited in advance.

    Reason: To maintain and ensure the continued operation of essential transport infrastructure.

    Thames Water Piling Method Statement

62. No impact piling 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 will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for the detailed phase has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

    Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

    Women's Night Safety Charter

63. Prior to the occupation of the relevant commercial element of the development, evidence confirming that the operator of the flexible commercial uses has signed up the Mayor of London's Women's Night Safety Charter (WNSC), shall be submitted to and approved in writing to the Local Planning Authority. The commitment to the pledges set out in the WNSC shall be retained and maintained thereafter.

    Reason: To provide a safe, secure and inclusive environment where all women feel confident and welcome at night in accordance with Policies D3, D5 and D11 of the London Plan (2021).

Informatives

1. Engagement

    In accordance with Policy DM3 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A preapplication advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

2. Community Infrastructure Levy

    The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil

    We believe that your development is liable for CIL. The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. The London Borough of Barnet first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations. If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

3. Planning Obligation

   A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

4. Street naming and numbering

   The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

   The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

   Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

   Further details and the application form can be downloaded from: http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500

5. Trees / Landscape

   Tree and shrub species selected for landscaping/replacement planting provide long

term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine." To ensure the replacement trees meet bio-security standards they should be purchased from a DEFRA accredited supplier that can be found here:- www.planthealthy.org.uk

The Applicant is advised that the final soft landscape design will need to avoid the inclusion of a Schedule 9 listed plant species under the Wildlife and Countryside Act 1981 or on the Species of Concern list of the London Invasive Species Initiative.

In relation to the condition that relates to the CAVAT value of the trees removed, details of this valuation system can be found: https://www.ltoa.org.uk/resources/cavat. This value will be used to inform the level of compensatory tree planting required within the scheme and if required offsite tree planting.

Dead Wood

While trees are alive they provide many benefits for wildlife including food and shelter. When a tree dies or needs to be removed these habitat niches are lost. However, where it is safe and appropriate to do so, the retention of large diameter logs and/or standing dead trees (conventionally at a reduced height) is encouraged, as the natural decay process provides equally important habitats for wildlife. To help maintain and improve wildlife habitats and diversity within Barnet, the retention of logs and/or standing timber on site is encouraged. Logs can be arranged in many different ways - guidance can be found here: www.rhs.org.uk/wildlife/dead-wood-compost-heap-habitats or www.wildlifetrusts.org/actions/how-make-log-shelter. Further information on the importance of deadwood habitats, published by The World Wide Fund for Nature, can be found here: www.forestlife.gr/en/publication-afterlife-tree/.

Trees removed to facilitate this development:- the large diameter logs shall be placed within the wooded area between the development and High Road (A1000) to improve biodiversity.

6. In relation to Condition 34 (iii) which requires submission of the tree pit specification, you are advised that the such details will need to include the following information as specified by the Councils Arboricultural Officer.

Tree pit dimensions and construction for both soft and hard landscape areas, including:
Minimum pit size relative to rootball (in accordance with BS 8545:2014 and BS 4428:1989).
Soil profile (topsoil and subsoil depths) and specification to BS 3882:2015.
Drainage provision and base preparation.
Root barriers where adjacent to services or hard surfaces.
Irrigation and aeration systems, including location and type (e.g., perforated pipe or proprietary system).
Staking and tying arrangements, including materials and fixing method, compliant with BS 4428 and BS 3936-1.

Surface finish and mulch, specifying depth and material.
Integration with Sustainable Drainage Systems (SuDS) where applicable.
Details of the extent and location of root cells or soil support modules to create an underground skeletal framework that, supports pavement and traffic loads and providing large volumes of uncompacted soil for tree root growth that also allows integration of utilities, aeration, and drainage system
Maintenance and establishment operations, including watering regime and five-year replacement guarantee for failures.

7. Highways

Refuse collection point should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Levelled access should be provided for the refuse collection personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements. Alternatively, the dustbins will need to be brought to the edge of the refuse vehicle route on day of collection. The applicant is advised that the Council's refuse collection department is consulted to agree a refuse collection arrangement. Turning facilities for refuse collection vehicles must be provided within the site for vehicles entering the development.

The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance of the public highway in the vicinity of the site should the highway be damaged as a result of the construction traffic. The construction traffic will be deemed "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. Under this section, the Highway Authority can recover the cost of excess expenses for maintenance of the highway resulting from excessive weight or extraordinary traffic passing along the highway. It is to be understood that any remedial works for such damage will be included in the estimate for highway works

The developer is informed that hoarding, scaffolding, crane and skips on or abutting the public highway require a licence. To make an application for these licenses please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk

The applicant is required to submit a Street Works Licence application to the Development and Regulatory Services, 2 Bristol Avenue, Colindale NW9 4EW, 4-6 weeks before the start of works on the public highways.

The surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.

8. Environmental Health

Demolition and Construction Management and Logistics Plan

The submitted Demolition and Construction Management and Logistics Plan shall include as a minimum details of:

• Site hoarding

- Wheel washing
- Dust suppression methods and kit to be used
- Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
- Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
- Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non

Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

- For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.

9. Contaminated land

In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

a) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
b) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
c) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
d) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
e) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
f) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.
g) Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

10. Considerate Contractors

Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.

11. Acoustic consultant

The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.
In addition to the noise control measures and details, the scheme needs to clearly set

out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
Department of Transport: Calculation of road traffic noise (1988);
Department of Transport: Calculation of railway noise (1995);
National Planning Policy Framework (2026)/ National Planning Policy Guidance.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

12. Air Quality

The Air Quality reports required under the Environment Act 1995 have highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows:

1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality. For developments that require an air quality report; the report should have regard to the air quality predictions and monitoring results from the most recent Review and Assessment report available from the LPA web site and Air Quality England. The report should be written in accordance with the following guidance : 1) Environmental Protection UK and IAQM Guidance: Land-Use Planning and Development Control: Planning for Air Quality, Jan 2017); 2) Environment Act 1995 Air Quality Regulations; 3) Local Air Quality Management Technical Guidance LAQM.TG(16); 4) London Councils Air Quality and Planning Guidance (2007); 5) Mayor

of London's Supplementary Planning Guidance for Sustainable Design and Construction (2014); 6) Section 6.2 of the Technical Guidance Note D1 (Dispersion) 'Guidelines on Discharge Stack Heights for Polluting Emissions' 7) The control of dust and emissions from construction and demolition, Best Practice Guidance London Councils, 2006; 8) The Control of Dust and Emissions during construction and demolition supplementary planning guidance July 2014; 9) Air Quality Neutral Planning Support Update April 2014 and 10) Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014 Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

The applicant is advised to engage a qualified kitchen extraction consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory smoke and odour control. Please note that:

- Flue(s) must be 1.5 m* above eaves or any open able windows in the vicinity (within 20 metres of the flue) if there are sensitive premises in the vicinity. The final discharge must be vertically upwards. There should be no hat or cowl on the top of the flue. If flues are to be attached to neighbouring noise/vibration sensitive premises they must incorporate anti-vibration mounts, flexible couplings and silencers. *If the flue is in a Conservation area then this height may be reduced to 1m above eaves.

- The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA, January 2005); DEFRA Odour Guidance for Local Authorities (DEFRA, March 2010). Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

13. Thames Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scaledevelopments/planning-

yourdevelopment/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

14. Lead Local Flood Authority

With regards to the Sustainable Urban drainage strategy typically the LLFA would expect the Drainage Strategy to include the following but not limited to;

- A fully labelled SuDS network diagram showing, pipes and manholes, suds features with reference numbers etc.
- SuDS design input data and results to support the design.
- Infiltration site investigation results showing that infiltration systems are feasible method of discharge for this site, if SuDS infiltration method is proposed;
- Appropriate design rainfall i.e. Flood Estimation Handbook (FEH) design rainfall 2013.
- Assessment of the proposed drainage system during the 30-year design rainfall according to Design and Construction Guidance, March 2020;
- Assessment of the attenuation storage volumes to cope with the 100-year rainfall event plus climate change.
- Evidence of Thames Water (Water Company) agreement for discharge to their system (in principle/ consent to discharge) if the proposal includes connecting to a sewer system.
- Details of overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing
- the flood risk to occupants or neighbouring properties;
- SuDS operation and maintenance plan;
- SuDS detailed design drawings;
- SuDS construction phasing.

15. Ecology

Under the requirements of paragraph 13, Schedule 7a of the Town and Country Planning Act 1990, as enacted by Schedule 14 of the Environment Act 2021, the planning permission granted is deemed subject to the General Biodiversity Gain Condition. No earlier than one day after planning permission is granted an application shall be submitted to discharge the requirement for a Biodiversity Net Gain Plan for approval by the Local Planning Authority.

The Biodiversity Gain Plan shall contain the completed Statutory Biodiversity Metric (as amended) and will show the calculation of the pre-development and post-development predicted biodiversity values, a plan detailing the habitat design/s for both onsite and any offsite provision, a detailed maintenance schedule including a description of arrangements for maintenance and monitoring of habitats enhancement in accordance with paragraph 9(3) of Schedule 7A to the 1990 Act applies. The Biodiversity Gain Plan will deliver at least 10% net gain over the baseline value and shall be monitored for 30 years thereafter.

Nesting Birds

Vegetation clearance is advised to be undertaken outside of the active nesting bird season. Nesting birds and their active birds' nests are protected from damage of

disturbance under the Wildlife and Countryside Act 1981, as amended (section 1). Generally, trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that nesting birds are likely to be present between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.

Precautionary Mitigation Measures (wild mammals)

During construction, any excavations including holes, pipes and boreholes that need to be left overnight should be covered over or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work- day to prevent animals entering/becoming trapped. Vegetation clearance should be undertaken in a sensitive manner to allow terrestrial mammals to disperse. Any trapped mammals found during the process should be carefully moved to the retained boundary habitats at the end site or adjacent habitats off site.

16. Lighting

Details of the artificial lighting scheme for the development submitted pursuant to Condition 31 shall be designed in accordance with the lighting specification, avoidance and mitigation measures outlined with the Guidance Note 08/23 Bats and artificial lighting in the UK Bats and the Built Environment series (Institution of Lighting Professionals, 2023). The artificial lighting scheme shall incorporate a bat sensitive lighting strategy which shall:

A) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

B) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

17. UK Power Networks

All works should be undertaken with due regard to Health and Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office. Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections

department. The address is UK Power Networks, Metropolitan house, Darkes Land, Potters Bar, Herts, EN6 1AG. You can also find support and applications form on the website.

18. Cadent Gas

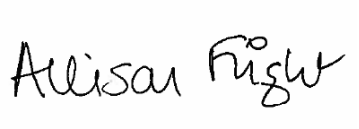
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
Bus stop changes

19. The proposed alterations to bus stop locations will need to be designed in accord with TfL Bus Stop Accessibility Guidance and detail design will need to be agreed via TfL 3rd Party Requests 3rdPartyRequests@tfl.gov.uk for works to TfL signals as well as agreeing detail design and assessment with TfL.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/2026/0044/S3. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and Policy DM3 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.



Allison Flight
Interim Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/government/organisations/planning-inspectorate

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.