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| **Appendix 1 - Planning Conditions Rev.2****Planning - Statement of Common Ground**B&Q, Broadway Retail Park, Cricklewood Lane, NW2 1ESPlanning application reference 20/3564/OUTThe Planning Inspectorate reference APP/N5090/V/22/3307 073Town and Country Planning Act 1990 – Section 77  |
| Q220753 |

**22 February 2023**

**Planning SoCG Appendix 1 - Planning Conditions**

Condition 1 – Approved Plans

Reserved matters pursuant to this permission (being scale, layout, appearance and landscaping) shall be made in accordance with the following approved plans and documents.

10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan

10965-EPR-XX-XX-DR-A-TP-0101 P1 – Parameter Plan - Demolition

10965- EPR-XX-XX-DR-A-TP-0102 P1 – Parameter Plan – Development Parcels 10965-EPR-XX-XX-DR-A-TP-0105 P1 – Parameter Plan – Phasing Plan

10965 -EPR-XX-XX-DR-A-TP-0106 P5 – Parameter Plan - Illustrative Heights 10965-EPR-XX-GF-DR-A-TP-0200 P2– Illustrative Masterplan - Ground Floor Uses Drawing SK401 Proposed Site Access

Design Code Rev 5

Each reserved matters submission should include a statement of compliance against each of the Parameter Plans and the Design Code.

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 DM01, DM02, DM05 of the Barnet Local Plan (2012) and the London Plan (2021).

Condition 2 – Reserved Matters

Applications for the approval of the reserved matters (being scale, layout, appearance and landscaping) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

Condition 3 – Implementation

The development hereby permitted shall begin no later than 2 years from:

1. The final approval of the last Reserved Matters Application pursuant to Condition 2, or;
2. The final approval of any pre-commencement condition associated with the Development.

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

Condition 4 – Demolition Management, Environmental and Logistics Plan

No site preparation works for a phase of development shall commence until a Demolition Management, Environmental and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The Demolition Management, Environmental and Logistics Plan shall include, but not be limited to, the following information:

1. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
2. site preparation and construction stages of the development;
3. 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;
4. details showing how all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
5. the methods to be used and the measures to be undertaken to control the emission of dust,

noise and vibration arising from demolition works;

1. 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;
2. noise mitigation measures for all plant and processors (BS 5228;2014);
3. details of contractors compound and car parking arrangements;
4. Details of interim car parking management arrangements for the duration of construction;
5. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13 , CS14, DM01, DM04 and DM17 of the Barnet Local Plan and the London Plan (2021).

Condition 5 – Construction Management, Environmental and Logistics Plan

No phase of the development, other than Site Preparation Works shall commence until a Construction Management, Environmental and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The phase of development shall thereafter be implemented in full accordance with the details approved under this plan. The Construction Management, Environmental and Logistics Plan submitted shall include, but not be limited to, the following information:

1. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
2. site preparation and construction stages of the development;
3. 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;
4. 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;
5. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
6. 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;
7. noise mitigation measures for all plant and processors (BS 5228;2014);
8. details of contractors compound and car parking arrangements;
9. Details of interim car parking management arrangements for the duration of construction;
10. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13 , CS14, DM01, DM04 and DM17 of the Barnet Local Plan and the London Plan (2021).

Condition 6 – Depot Approach Access

No phase of development other than Site Preparation Works, shall commence until the access / egress point from Depot Approach and has been provided in accordance with Entran drawing ref SK401. Any variation required to the detail(s) of the access shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to ensure that a safe access can be provided from Depot Approach in accordance with London Borough of Barnet’s Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 7 – Delivery and Servicing Management Plan

Prior to the occupation of a phase of the development a Delivery and Servicing Management Plan should be submitted to and approved in writing by the Local Planning Authority for that phase. All servicing and delivery arrangements for that phase shall be carried out in accordance with the approved Plan. If changes are made a revised Delivery and Service Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet’s Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 8 – Operational Waste Strategy

Prior to the first occupation of a phase of development, a waste and recycling strategy for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse and recycling stores, details of the separation and collection of waste, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented as approved for that phase, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the relevant phase of 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 Policy CS14 of the Barnet Local Plan (2012) and the London Plan (2021).

Condition 9 – Residential Car Parking Management Scheme

Prior to occupation of a phase of development, a Residential Car Parking Management Scheme (RCPMS) to cover the residential use shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The RCPMS shall include a plan identifying no more than 105 residential car parking spaces across the whole site; residential disabled parking spaces (no less than 3% across the whole site) to be delivered clearly marked with a British Standard disabled symbol and residential disabled parking shall be retained for the use of disabled persons and their vehicles and for no other purpose. The RCMPS shall include details of electric vehicle charging points to be installed in the development with at least 20 per cent of spaces (across the whole site) to have active charging facilities, with passive provision for all remaining spaces; and two car club spaces (on-street).

Reason: To ensure that parking is provided and managed in line with Barnet Council standards in the interests of highway and pedestrian safety and in accordance with London Borough of Barnet’s Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012. To ensure and promote easier access for disabled persons to the approved building in accordance with London Borough of Barnet’s Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Condition 10 – Contaminated Land

Part 1:

Before a phase of the development commences, other than Site Preparation Works, the following investigative work shall be undertaken:

* 1. A desktop study (Preliminary Risk Assessment) shall be carried out for that phase which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for that phase of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development of that phase shall not commence until approved in writing by the Local Planning Authority.
	2. If the desktop study and Conceptual Model indicate any risk of harm for that phase, a site investigation shall be designed for that phase using information obtained from the desktop study 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.

* 1. If the risk assessment and refined Conceptual Model indicate any risk of harm for that phase, 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 of that phase being carried out on site.

Part 2:

* 1. Where remediation of contamination for a phase of development is required completion of the remediation detailed in the method statement shall be carried out for that phase and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and the London Plan (2021).

Condition 11 – Surface Water Drainage

Prior to the commencement of a phase of development, other than Site Preparation Works, drainage plans and calculations reflective of the latest drainage scheme demonstrating that surface water can be managed appropriately on site shall be submitted to and approved in writing by London Borough of Barnet planning authority. The scheme shall subsequently be implemented for that phase in accordance with the approved details before development of that phase is completed.

Reason To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties in accordance with Policy CS13 of the Barnet Local Plan, Policy SI5 and SI13 of the London Plan (2021), and changes to SuDS planning policy in force as of 6 April 2015 (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non statutory Technical Standards for Sustainable Drainage Systems)

Condition 12 – Foul Water Infrastructure

No occupation beyond the 500th dwelling shall occur until confirmation has been provided that either:-

1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or - 2. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development (beyond 500 homes) to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan

Reason: To ensure that waste water from the site can be managed effectively parties in accordance with Policy CS13 of the Barnet Local Plan

Condition 13 - Wind Mitigation

Prior to the first occupation of a phase of the development, full details of the wind mitigation measures required for that phase (to include for the public realm, and any residential balconies and terraces) shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in full for that phase of development prior to the first occupation of that phase of development.

Reason: To ensure that the development does not create an unsafe microclimate in accordance with Policy CS5 and DM05 of the Barnet Local Plan.

Condition 14 – Energy Strategy

Prior to the first occupation of a phase of the development, full details of the Energy Strategy for that phase to include Air Source Heat Pumps and Photovoltaic equipment in accordance with the Outline Energy Assessment (P4) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full prior to the first occupation of that phase of the development.

Reason: To ensure that the development can achieve the Carbon Dioxide emissions reductions set out in the Sustainability Statement in accordance with the London Plan (2021).

Condition 15 – Energy Network Capped Connection

Prior to the first occupation of a phase of the development, a strategy setting out how that phase of the development could enable future connection to any District Heating Network shall be submitted to and approved in writing by the Local Planning Authority. The phase of development shall be implemented in accordance with the details as approved.

Reason: In the interests of sustainable development and in accordance with the London Plan (2021).

Condition 16 – Fire Statement

Prior to the commencement of a phase of the development, other than Site Preparation Works, a Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase in accordance with the Stage 2 Fire Strategy Issue 1 (29th January 2021), updated by the Mayor of London’s Statement on Fire Safety dated 8th February 2023 and/or any subsequent further guidance on fire safety. The phase of development shall thereafter be implemented in accordance with the approved details.

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

Condition 17 – Management and Maintenance

Prior to first occupation of a phase of development, a management plan detailing the maintenance and repair of all buildings, estate management, access arrangements, access to resident's manuals, the provision of guidance on managing overheating, parking permits and community events for that phase shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of delivering good design in line with Policy D4 of the London Plan (2021)

Condition 18 - Circular Economy Statement and Operational Waste Management Strategy

No phase of development other than Site Preparation Works, shall take place until a detailed Circular Economy Statement and Operational Waste Management Strategy for that phase of development in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable waste management and in order to maximise the re- use of materials in accordance with London Plan Policy SI 7.

Condition 19 – Circular Economy – Completion

Within 6 months of completion, a Post Completion Report for a phase of development setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase shall be submitted to the GLA at: circulareconomystatements@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 for that phase. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the phase of development.

Reason: In the interests of sustainable waste management and in order to maximise the re- use of materials in accordance with London Plan Policy SI 7.

Condition 20 – No Permitted Development

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 the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that order.

Reason: To ensure that the development does not impact adversely on the character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with Policies CS5 and DM01 and DM18 of the Local Plan.

Condition 21 – BREEAM

Within 6 months of first occupation of a phase of development that contains non-residential development, BREEAM Building Research Establishment shall issued a Post Construction Review Certificate confirming that the non-residential development built within that phase has achieved a minimum BREEAM New Construction Shell Only rating of ‘Very Good’ and such certificate has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of sustainable development and in accordance with policy SI 2 and SI 5 of London Plan 2021.

Condition 22 – Accessible Dwellings

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. 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 Policies CS4, DM02 of the Barnet Local Plan (2012) and Policy D7 of the London Plan (2021).

Condition 23 – Opening Hours

The commercial units (Use Classes A3, B1, D1 or D2 (Use Class E (excluding sub-class E[a] & E[b]) from September 2020)) shall not be open to customers other than between the hours of 0700 and 2300 Mondays to Saturdays, and 0800 to 2200 Sundays and Public Holidays and at no other times, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development

Condition 24 – Construction Times

No construction works shall occur on public holidays and outside of the following times unless otherwise agreed in writing by the Local Planning Authority:

* 08:00 - 18:00 hours weekdays;
* 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 policies DM01 and DM04 of the Barnet Local Plan.

Condition 25 – Secured by Design

Prior to the first occupation of a phase of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of community safety in accordance with paragraphs 8 and 11 of the NPPF.

Condition 26 – Noise

No phase of development shall occur until details of the sound attenuation to protect against externally generated (environmental) noise sources for that phase so as to achieve the British standard [BS8233] internal ambient noise levels shall be submitted to and approved in writing by, the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard Guidance on sound insulation and noise reduction for buildings. These criteria apply with windows shut and with an appropriate ventilation system installed. Any mechanical ventilation system shall not give rise to a noise level greater than the above internal noise standards.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies DM04 and the London Plan (2021.).

Condition 27 – Cycle Parking Plan

Prior to commencement of a phase of development other than Site Preparation Works, details of cycle storage, including the number of spaces (which shall accord with London Plan 2021 standards, structures, layout, equipment, access, security and weather proofing appropriate to the type of cycle storage) shall be submitted to and approved in writing by the Local Planning Authority for that phase, either within the Reserved Matters applications or under separate cover unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with London Plan Policy T5.

Condition 28 – Play Space

Applications for the approval of Reserved Matters for a relevant phase of the development shall be accompanied by details of the provision of play and recreational space and any associated equipment within the communal parts of that phase of the development unless otherwise agreed in writing with the Local Planning Authority. The approved play and recreational space and any associated equipment situated within the relevant phase of the development site shall be implemented prior to first occupation of the relevant phase of the development. The playspace shall thereafter be retained and maintained in accordance with the manufacturers specifications.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with London Plan Policy S4.

Condition 29 - Landscaping

No phase of the development shall take place until full details of both hard and soft landscape works and treatments for that phase have been submitted to and approved in writing by the local planning authority.

The approved details shall be fully implemented prior to the earlier of first occupation or first use of the relevant phase of the development or in accordance with a programme agreed in writing with the Local Planning Authority. The landscaping scheme shall include details of the following:

1. a planting plan (including species, plant sizes and planting densities);
2. details of root management systems for all retained and proposed trees;
3. proposed walls and fences, indicating siting, materials and heights;
4. any proposed contours and ground levels;
5. areas of hard landscape works and external furniture, and proposed materials;
6. the detailing and provision of green/brown roof(s);
7. Details of the proposed lighting design and arrangements for these areas;
8. Details of Urban Greening Factor; and,
9. Biodiversity Net Gain

Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and DM01.

Condition 30 – Landscape Management

In accordance with the landscaping details controlled by Condition 29 Landscaping, a Landscape Management Plan shall be submitted to and approved in writing by the local planning authority for a phase of development prior to the occupation of a phase of development. The Landscape Management Plan shall detail the long-term management responsibilities and maintenance schedules for all publicly accessible landscape areas of that phase. The landscape management plan shall be carried out as approved.

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and DM01.

Condition 31 – Trees

The plans and particulars submitted in accordance with condition 29 Landscaping shall include:

1. details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
2. details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development
3. details of the size, species, and positions or density of all trees to be planted as part of the landscaping works, and the proposed time of planting.
4. a plan showing the location of, and allocating a reference number of each existing tree on Site*;*
5. details of the species, diameter, and the approximate height, and an assessment of the general state of health and stability of each tree to be retained and removed as part of the development;
6. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

Reason: To ensure that a good quality of accommodation is provided for future residents in accordance with Barnet Local Plan (2012) Policy CS5 and CS7 and DM01, and NPPF paragraph 131.

Condition 32 – Whole Life Carbon

Prior to the occupation of each building the post-construction tab of the GLA’s whole life carbon assessment template should be completed 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 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 SI2 of the London Plan (2021)

Condition 33 – Commercial Uses

The scheme hereby approved shall contain up to 1,200sqm of commercial floor space which shall be used for purposes within the Use Classes A3, B1, D1 or D2 (Use Class E (excluding sub-class E[a] & E[b]) from September 2020) only, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re- enacting that Order with or without modification).

Condition 34 – Design Review

Applications for the approval of reserved matters shall include details of the design review panel and the outcome of the design review.

Reason: To ensure a satisfactory standard of design in accordance with Policy D4 of the London Plan (2021) and paragraph 133 of the NPPF (2021).

Condition 35 – Mechanical Plant

Any mechanical plant and equipment within the development shall be designed and maintained for the lifetime of the development so that the rating level of noise does not exceed the typical measured background noise level (LA90, T) without the plant in operation as measured one metre from the nearest affected window of a habitable room in the nearest affected residential property. The rating level of the plant noise and the background noise level shall be determined using the methods from the version of BS 4142 current at the time of the granting planning. Vibration from the plant hereby approved (when assessed as per advice of the version of BS 6472 current at the time granting of the planning permission) in the centre of any habitable room shall cause vibration no higher

than the values equivalent to “low probability of adverse comment” in accordance with BS6472 ‘Evaluation of Human Exposure to Vibration in Buildings’.

Reason: To ensure that the development does not result in noise disturbance to

neighbouring residents in accordance with Barnet Local Plan (2012) Policy DM04 and Policy D14 of the London Plan (2021).

Condition 36 – Archaeology

No phase of the development shall commence until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and

approved in writing by the Local Planning Authority for that phase of development.

Reason: To ensure that archaeological remains are adequately recorded and preserved in accordance with Barnet Local Plan (2012) Policy DM06 and Policy HC1 of the London Plan (2021).

Condition 37 – Overheating

Prior to the commencement of a phase of development hereby permitted other than Site Preparation Works, a Dynamic Overheating Analysis shall be submitted for that phase of development to the Local Planning Authority for approval. The recommendation of the Overheating Analysis shall be fully implemented prior to occupation of each phase of development.

Reason: To ensure that the development is suitably designed for the comfort of future occupants. Condition 38 – Air Quality

Prior to the commencement of a phase of the development, other than Site Preparation Works, an updated air quality assessment shall be submitted and approved by the Local Planning Authority.

All mitigation measures as identified within the approved air quality assessment shall be implemented and installed and maintained for the lifetime of the development.

Reason: To ensure local air quality and people’s health is protected in accordance LP Policy SI 1, Policy CS13 and DMP Policy DM04.

Condition 39 – External Materials

Details of materials for external works to a phase of development including samples which shall be made available for viewing in an agreed location with the planning authority, shall be submitted to and approved in writing by the Local Planning Authority prior to works for that phase commencing other than Site Preparation Works. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used.

Condition 40 – Water Supply

Prior to the commencement of a phase of development, other than Site Preparation Works, the Applicant shall demonstrate that all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

INFORMATIVES

Site Preparation: Comprises works of demolition, surveys, site clearance, ground investigation, the erection of fencing or hoardings, the provision of security measures and lighting, the erection of temporary buildings or structures associated with the development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads.

Phase of Development: This is a phased development. A phase can comprise: site preparation works, sub-structures, and/or buildings, plots or groups of plots; or development parcels or the whole site.