

4 WOODSTOCK ROAD

**Application for Discharge of
Conditions
Ref: 20/1970/FUL**

Prepared by hb surveyors & valuers

On behalf of

Ardenway Limited

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Summary

This application is for the discharge of pre commencement conditions relating to approval:

Ref: 20/1970/FUL

The conditions our client wishes to discharge are:

Condition 3(a) – External hard materials

Condition 4 – Sound

Condition 5 – Cycle parking

Condition 6 – Refuse and Recycling

Condition 7 – Glazing

Condition 8 – Water

Condition 9 – Carbon dioxide

Such Conditions are more particularly defined within the attached Grant of Planning Permission.

Planning and Building Control
2 Bristol Avenue, Colindale, London, NW9 4EW
Contact Number: 0208 359 5303

Patrick Michell
Platform 5 Architects
Unit 102
94 Hanbury Street
London
E1 5JL
United Kingdom

Application Number: **20/1970/FUL**
Registered Date: 30 April 2020

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

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

GRANTS PLANNING PERMISSION for:

Extensions and alterations to create two additional flats (a total of 6 units) and including two storey rear extension and roof extension involving rear dormer windows and 2no front facing rooflights. New terrace area with associated access steps. Associated refuse/recycling, amenity space, cycle store. Creation of 2no self contained flats

At: 4 Woodstock Road, London, NW11 8ER

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

Subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 18-108_013_P1, 18-108_011_P, 18-108_010_P1, 18-108_015_P2, 18-108_014_P1, 18-108_012_P1, 18-108_103_P4, 18-108_102_P5, 18-108_101_P5, 18-108_501_P4, 18-108_402_P3, 18-108_104_P4, 18-108_100_P5, 18-108_401_P3,

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

- 2 This development 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.

- 3 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 4 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 5 Prior to occupation of the development, Cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason

In the interests of promoting cycling as a mode of transport 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.

- 6 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 7 Before the building hereby permitted is first occupied the proposed window in the first floor, east elevation facing the rear of 111 Hodford Road shall be glazed with obscure glass up to 1.8 metres and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

- 8 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 9 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6 % in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

INFORMATIVE(S):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. 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 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.

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 adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

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

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

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

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit

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

- 3 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.
- 4 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 Refuse collection points should be located within 10 metres of the Public Highway. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.
- 6 As a result of development and construction activities is a major cause of concern to the Council. Construction traffic is deemed to be "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. During the course of the development, a far greater volume of construction traffic will be traversing the public highway and this considerably shortens the lifespan of the affected highway.

To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail highways.development@barnet.gov.uk or nrswa@barnet.gov.uk at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

Date of Decision: 30 April 2021

Signed:

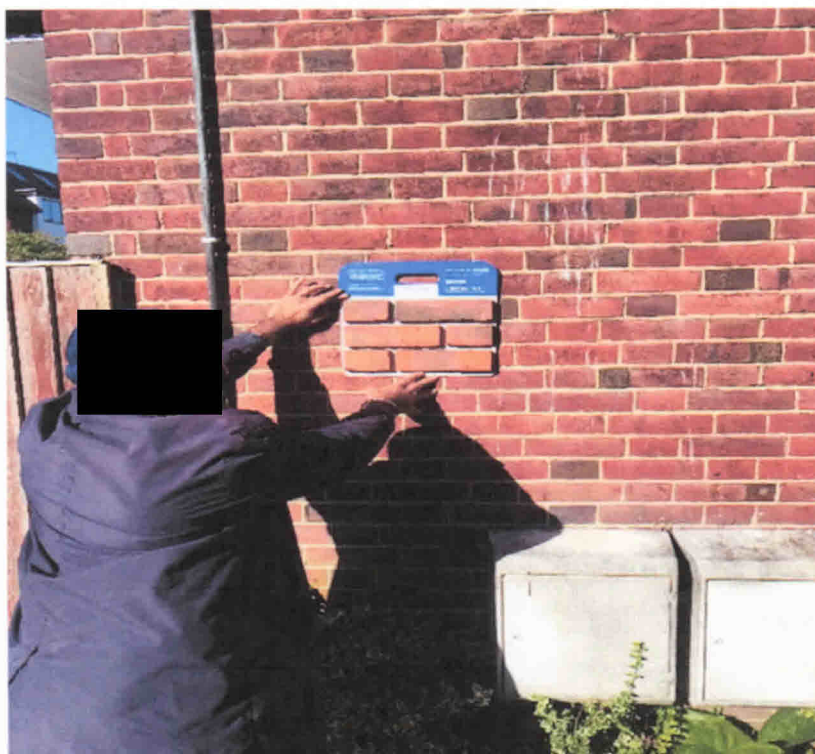


Fabien Gaudin
Service Director – Planning and Building Control

NOTE(S):

CONDITION 3 (a) – External Hard Materials

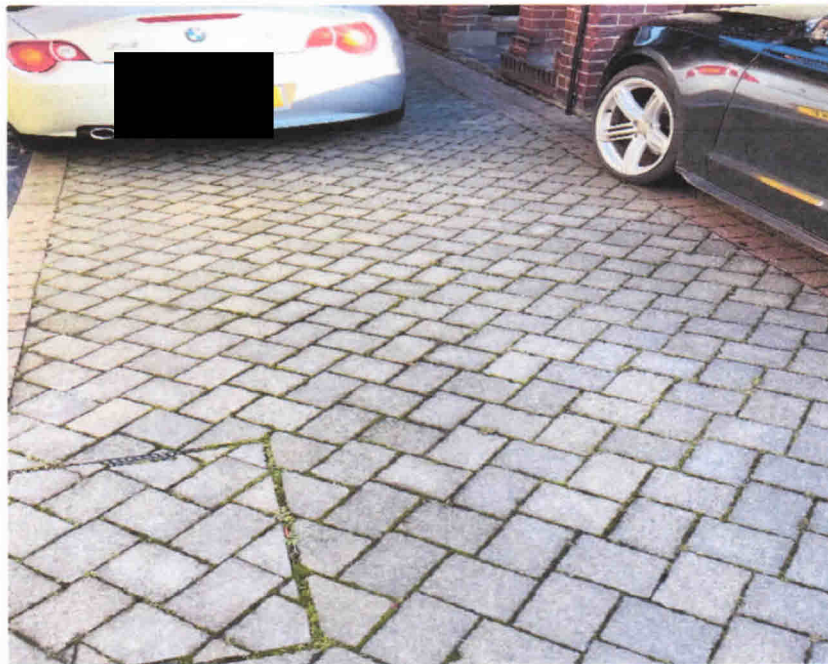
(Physical sample on new brick left on site for inspection)



External leaf of cavity brick wall to extension to be:

Birtley Olde English by Istock Brick

<https://www.istockbrick.co.uk/brick-selector/>



Hard standings to front elevation bin stores and cycle store area
(Woodstock Road), right hand side pathway and rear terrace/steps to be:
Brick pavers to match driveway to 2 Woodstock Road



Existing roof tiles to be removed, set aside and re-used as covering for new mansard

CONDITION 4 – Sound Insulation

This Condition forms part of the requirements for meeting Building Regulations and is being addressed as part of that application.

CONDITION 5 – Cycle Parking Spaces



Cycle parking spaces to be:

<https://www.urbanfab.com/products.php?p=76&type=4-Cycle-Eco-Shelter-with-Rack>

<https://www.urbanfab.com/products.php?p=75&type=6-Cycle-Eco-Shelter-with-Rack>

10 cycle spaces in total. London Plan requires 7.5 spaces

CONDITION 6 – Refuse and Recycling



Screened facilities for storage of recycling containers and wheeled refuse bins:

<https://www.externalworksindex.co.uk/entry/151593/NBBRecycled-Furniture/-100-Recycled-Plastic-Cladded-Bin-Stores-/>

1 No. 1100L Eurobin – Waste

1 No. 1100L Eurobin – Recycling



1 No. 240L Garden Waste

<https://www.wheeliebinstoredirect.co.uk/shop/bellus-single-wheelie-bin-chest/>

CONDITION 7 – Glazing

Refer Revised Drawing 220.B at Appendix 1.

CONDITION 8 – Water

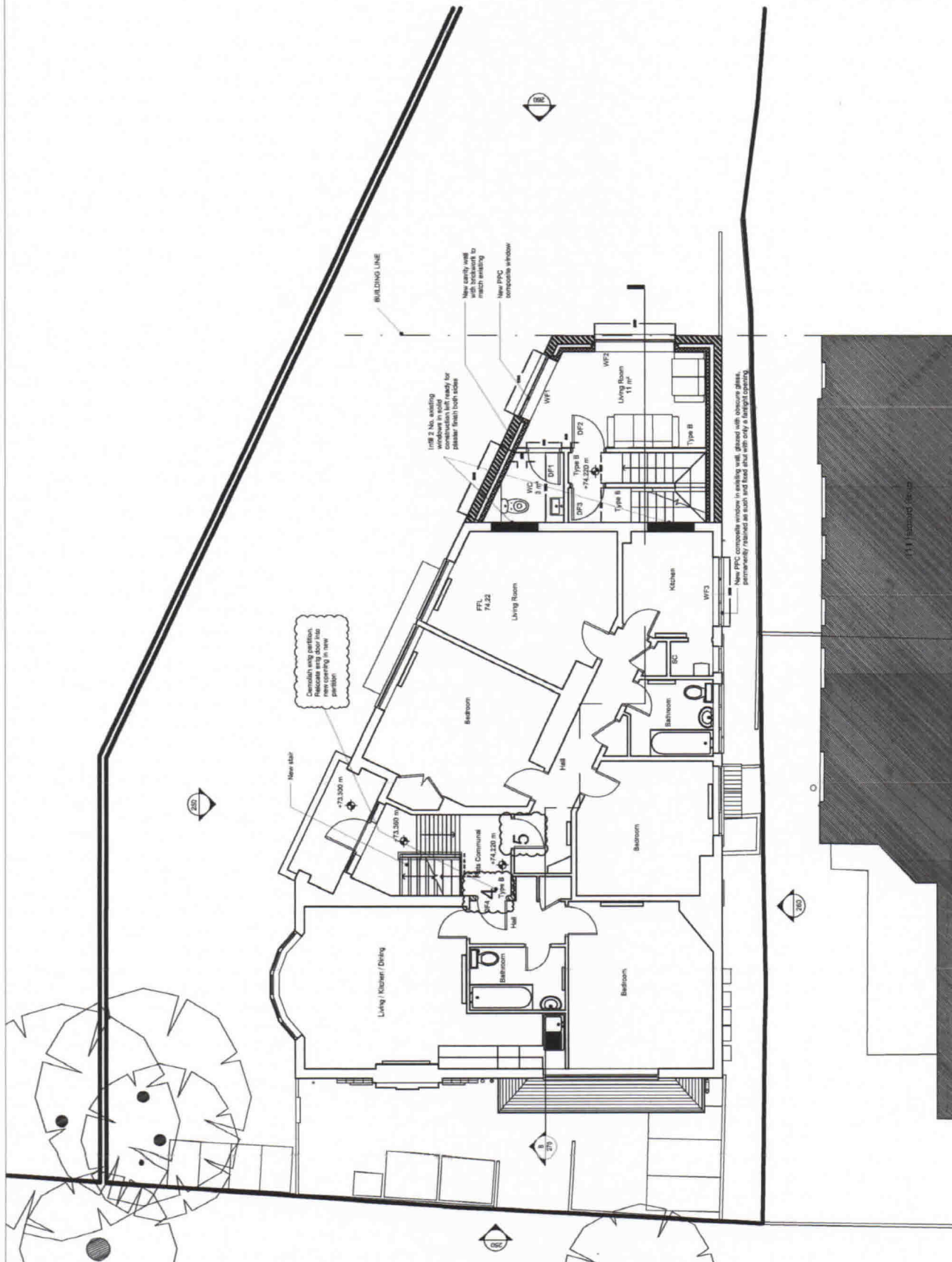
The applicant is in contact with Thames Water via applicant advisors. See attached quote, at Appendix 2, from Thames water illustrating engagement. Where water meters are not already present new will be provided.

CONDITION 9 – Carbon dioxide

This Condition is being addressed via the Building Regulation application process.

REV/ISS

- A 19.07.21 Partition deminish and new with relocated door
- B 20.12.21 Flat numbering



ARDENWAY LIMITED
4 WOODSTOCK ROAD
LONDON
NW11 8ER

FIRST FLOOR AS_PROPOSED

Date	Scale/Paper	Drawn
15/04/21	1:100/A3	SV
Job Number	Drawing Number	
A19418	220_B	

14 BEAUMONT MEWS
LONDON
W1G 6EQ
t: 020 7907 4500

www.hbsv.com



APPENDIX 2



Site address: **4, WOODSTOCK ROAD, LONDON, NW11 8ER**

New water connection quote

Your details:

Name: FAST MOUNT GROUP
Address: 64 NEW CAVENDISH STREET
Email:
Phone:

Quote number
Date: 05 July 2021

Work Description: 2x25mm MDPE Domestic Metered Supply in 2 port manifold Exis Domestic Conversion

Summary of charges

	Charge ex VAT (£)	VAT (£)	Charge inc VAT (£)
Excavation & connection charges			
Infrastructure charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure (this also includes Infrastructure credits, if any)			
Income Offset on Infrastructure charges			
Net Infrastructure charges			
Network charges These cover the extra demands which new connections put on existing water mains, sewers and other infrastructure			
Income Offset on Network charges			
Net Network charges			
Total balance due			

There's a more detailed breakdown of the charges overleaf and our terms and conditions are included.

Please note if your pipes are being laid in ground that's classified as contaminated. This means that, to protect the quality of the water supply, you must use 'barrier pipe' when you lay the pipework within your property boundary. If you don't do this, we won't be able to connect you.

Validity

Quote expiry date: 01 January 2022

If your quote passes its expiry date, or your requirements change at any time, you'll need to ask us for a re-quote for which non-refundable upfront fees will apply. We update our charges on 1st April every year, so if you ask us for a re-quote in a new charging year our rates, and the way we calculate the charges may have changed.

We've calculated this quote in line with our 2020/21 Charging arrangements for new connection services.

You can find out the latest information here on <https://developers.thameswater.co.uk/New-connection-charging>

What's included

This quote relates to the work we'll do between your property boundary and our water main - you're responsible for installing the pipework within your property boundary. We don't make any profit from what we charge for new water connections - our charges simply reflect what it costs us to do the work.

The charges outlined in this quote include:

- The Provision of a connection to our water main, laying a pipe from our water main to the boundary of your property, connecting to your supply pipe at the boundary and (usually) the installation of a boundary box, an outside stop valve and a water meter. This includes excavation, backfill and reinstatement if required.
- Any Traffic Management and highway authority charges we incur to ensure safe working in or near the road, if applicable. These could include permit fees to work in the street, parking bay suspensions, road or lane closures, temporary traffic lights, bus stop suspensions, and lane rental charges.

Detailed breakdown of charges

This section shows how the total balance due was calculated.

Work that may be completed by Thames Water or a self-lay provider	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
Sub-total						0.00

These elements of the work could be done by a self-lay provider instead of us, should you choose to use one. For more details on self-lay, visit <http://www.lr.org/wirs>.

Work that must be completed by Thames Water	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
2-Port MDPE Connection in Road						
32mm MDPE pipe-lay in Footpath (per M)						
32mm MDPE pipe-lay in Road (per M)						

Infrastructure charges	Qty	Unit rate (£)	VAT rate (%)	Charge ex VAT (£)	VAT(£)	Charge inc VAT (£)
Infrastructure Charges Water						
Infrastructure Charges Wastewater						
Income Offset						
Income Offset on Infrastructure Charge Water						
Income Offset on Infrastructure Charge Wastewater						

	Charge ex VAT(£)	VAT(£)	Charge inc VAT(£)
Total balance due			