

# Delegated Report



Application for approval of details reserved by condition

Case Officer:	Dino Ustic
Officer Recommendation:	REFUSE
Application Number:	23/01581/CND
Address:	42 Beech Hill Barnet EN4 0JP
Proposal:	Details pursuant to ref: 22/00735/FUL for written scheme of investigation (3) external finishing materials (4) method statement (8) surfacing materials (14) landscaping (15) und levels (18) energy statement (20) sustainable drainage strategy (21) flood risk assessment (22) construction management plan (23) in respect of the demolition of the existing single storey side, with single storey side extension with a basement extension to the existing lodge house with new access and associated landscaping.

## Planning Assessment

### Condition 3 (Written Scheme of Investigation) states:

- i. No demolition or conversion shall commence until a programme of historic building recording has been secured and undertaken in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.*
- ii. Within 6 months of the completion of fieldwork (unless otherwise agreed in advance with the Local Planning Authority in consultation with the Greater London Archaeology Advice Service), an approved historic building report shall be submitted to and approved in writing by the Local Planning Authority. This report shall be submitted to the Greater London Historic Environment Record and Local Studies Library in accordance with their guidelines and best practice.*

*Reason: In order to ensure that all historic environment investigation and recording is appropriately controlled.*

Condition No.3 is in 2 parts. Part 1 requires that a programme of historic building recording is secured and undertaken in accordance with a written scheme of investigation. Part 2 requires that within 6 months of the completion of fieldwork an approved historic building report is submitted to and approved in writing by the Local Planning Authority. The report shall be submitted to the Greater London Historic Environment Record and Local Studies Library in accordance with their guidelines and best practice. The condition was added to ensure that all historic environment investigation and recording is appropriately controlled.

The submitted documents have been reviewed by the Council's Conservation Officer and English Heritage GLAAS. English Heritage have confirmed the details are acceptable and the report is suitable to be added to the Historic Environment Record. The Conservation Officer has confirmed that in light of the comments from GLAAS there is no objection to the condition being discharged.

Condition 3 can be discharged.

### Condition 4 (External finishing materials) states:

*No above ground works shall commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II curtilage listed building.*

Condition 4 requires details of external finishing materials to be submitted and approved by the LPA and was added to ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II curtilage listed building. The details of materials have been inspected by the Councils Conservation Officer who has raised objection to the proposal. This is because the applicant is including additional works (which did not form part of the original application) to install external insulation and replicate all external detailing. This is not supported.

Condition 4 cannot be discharged

**Condition 8 (Method statement) states:**

*No above ground works to the lodge building shall commence until a full method statement and detailed schedule for the conservation, repair and replacement of all internal and external architectural features to the Listed Lodge, is submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the method statement and schedule.*

*Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II curtilage listed building*

Condition 8 required a full method statement and detailed schedule for the conservation, repair and replacement of all internal and external architectural features to the Listed Lodge to be submitted to and approved by the LPA. The condition was added to ensure a satisfactory external appearance and safeguard the character and appearance of the Grade II curtilage listed building.

The method statement has been inspected by the Council's Conservation Officer who has raised objection to the proposal. The scheme includes the installation of external insulation which did not form a part of the original LBC. This intervention would result in the removal of all external fabric/detailing and necessitate the amendment of all detailing. Changing the fire surrounds is also not favourable. The new design is not in-keeping with the property.

Condition 8 cannot be discharged

**Condition 14 (Surfacing materials)**

*No above ground works shall commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.*

*Reason: To ensure a satisfactory visual appearance and in the interests of highway safety*

The LPA's Conservation and Heritage Officer has confirmed the information to discharge condition 14 are acceptable.

Condition can be discharged.

**Condition 15 (Landscaping)**

*No development shall commence until details of existing planting to be retained and trees, shrubs and grass to be planted, and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever*

*is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.*

*Reason: In the interests of visual amenity and to enhance the ecological value of the site in accordance with DMD79*

The LPA's Tree Officer has been consulted on the discharge of condition 15. The submitted documents do not meet planning condition 15 in the following ways:

- A number of proposed trees are shown very close to retained mature trees. There is insufficient space for their establishment and excavation for planting, (identified in document entitled 'Notes') will sever retained tree roots (for example, T20 oak and T24-T26 Lime).
- Other proposed trees are too large for the available space.
- Other Site Preparation works described in 'Notes' will also damage retained trees.
- No information on proposed hard surfaces *hard surfaced amenity areas*
- Underground drainage storage is proposed within the Root Protection Area of T20 mature oak and will sever tree roots.

Recommendations:

- Review tree planting design and specification to cross reference with information provided in the tree report.
- Re-submitted planting plan to show canopy spread of retained trees (where overhang garden) and the early mature canopy of proposed trees (e.g. canopy at 20 years) in order to demonstrate the relationship of proposed trees with buildings and retained trees.
- Review BS8545:2014 Trees: From nursery to independence in the landscape – Recommendations to inform tree planting specification.
- Review specification of ground preparation and soft landscaping so it is compatible with retained trees.
- Resubmitted plan to confirm that new tree planting will be compatible with drainage and other utilities.
- Resubmitted plan to confirm that and that proposed building foundations will accommodate long term requirements of new trees.

Condition 15 cannot be discharged.

### **Condition 18 (Levels)**

*The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.*

*Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.*

It is considered that sufficient plans with existing and proposed ground levels have been submitted as per wording of condition 18.

Condition can be discharged.

### **Condition 20 (Energy statement)**

*The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of the development and its services over Part L of the 2013 Building Regulations subject to economic viability and technical feasibility. The Energy Statement should outline how the reductions are achieved*

through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;
- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

*Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met.*

Sufficient details within the Energy Report including SAP figures have been submitted to demonstrate that over 35% improvements in total CO2 emissions as per wording of condition 20.

Condition 20 can be discharged.

### **Condition 21 (Sustainable drainage strategy )**

*The development shall not commence until a Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the disposal of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and should be in line with the Council's DMD Policy SuDS Requirements:*

- a) Shall be designed to a 1 in 1 and 1 in 100 year storm event with the allowance for climate change
- b) Follow the London Plan Drainage Hierarchy and providing evidence of the potential for full infiltration SuDS and maximising above ground storage
- c) Follow the SuDS management train by providing source control for the site, and a number of treatment phases corresponding to their pollution potential
- d) Maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value
- e) The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- f) Clear ownership, management and maintenance arrangements must be established
- g) The details submitted shall include levels, sizing, cross sections and specifications for all drainage features

*Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policies SI12 & SI13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value*

SUDS consultees do not recommend the discharge of this condition (21), as the proposed SuDS strategy does not meet the requirements of DMD Policy 61 for the following reasons:

#### 1. Suitability

- The London Plan Drainage Hierarchy has not been followed – there is potential for above ground storage in the landscaped features
- On site infiltration testing and ground investigation must be carried out to confirm the feasibility of infiltration on site before we discharge this condition. If infiltration is not feasible, an alternative detailed drainage strategy must be proposed. How is runoff being stored on-site if the soakaway is not feasible?

#### 2. Quantity

- It is unclear what the alternative runoff rate will be proposed if infiltration is not feasible.

### 3. Quality

- Source control SuDS measures must be used extensively for the hardstanding and roof areas. Are all RWPs discharging into the soakaway discharging via source control SuDS measures?

### 4. Functionality

- Cross sections, sizes and specifications of the proposed SuDS features must be provided (including the green roof)
- Overland flow routes for exceedance events including spot levels must be submitted

Condition 21 cannot be discharged

### **Condition 22 (Flood risk assessment)**

*Notwithstanding the details submitted in the Groundwater Flood Risk Assessment (1225/001/Rev 3, 20/09/2022) prior to the commencement of the development, details of the proposed groundwater mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:*

- o *The proposed granular drainage blanket surrounding the basement*
- o *Information on other drainage measures to reduce the risk of groundwater flooding*
- o *Information of waterproofing of the basement*

*Reason: To minimise flood risk in accordance with Policy CP28 of the Core Strategy and Policies SI12 of the London Plan, DMD Policy 62 and the NPPF*

It was originally proposed that a granular drainage blanket was to be installed around the property. However, engineers have noted that this is impossible to construct with the property boundaries present. The groundwater flooding risk is, and is classed as, negligible at the location. Furthermore, the isolated nature of the property, that is to say no adjacent basements, supports this negligible risk, and the installation of the drainage blanket is therefore not considered to be required. Waterproofing of the basement is to be facilitated using waterproof concrete with a cavity drainage system inside the concrete. Relevant details around drainage measures that reduce flooding are submitted. It is considered that sufficient details relating to the proposed groundwater mitigation measures have been submitted.

Condition 22 can be discharged.

### **Condition 23 (Construction management plan)**

*The development shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:*

- a. *A photographic condition survey of the public roads, footways and verges leading to the site.*
- b. *Details of construction access and associated traffic management.*
- c. *Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.*
- d. *Arrangements for the parking of contractors' vehicles.*
- e. *Arrangements for wheel cleaning.*
- f. *Arrangements for the storage of materials.*
- g. *Hours of work.*
- h. *The storage and removal of excavation material.*
- i. *Measures to reduce danger to cyclists.*
- j. *Dust mitigation measures.*
- k. *Membership of the Considerate Contractors Scheme*

*The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.*

*Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.*

The LPA's Environmental Health Officer has been consulted who has confirmed the information provided for dust control is suitable and sufficient and this part of condition 23 can be discharged.

Condition 23 can be discharged.

## Decision

The details pursuant to details pursuant to ref: 22/00735/FUL for external finishing materials (4) method statement (8), landscaping (15) and sustainable drainage strategy (21) in respect of the demolition of the existing single storey side, with single storey side extension with a basement extension to the existing lodge house with new access and associated landscaping are considered insufficient and further information is required.

### Submitted Plans

Drw No: Existing Site Plan rev 1

Drw No: Proposed Site Plan rev 1

Drw No: Lodge Treatment Strategy rev 1

Drw No: Lodge Typical Details I rev 3

Drw No: Lodge Typical Details III rev 2

Drw No: Lodge Typical Details IV rev 2

Drw No: Lodge Typical Details V rev 2

Drw No: Lodge Typical Details II rev 3

Cover Letter by MJP planning 17 May 2023

Letter by Evergreen & Gorgeous

Report S817-J1-IA-1 by John Cromar's Arboricultural Company Ltd

Arboricultural Plan (unnamed)

DFA document for planning condition 4 (pages 1-12)

DFA document for planning condition 14 (pages 1-5)

Historic Building Record by Kerr Paker Associates Ltd February 2023

Notes

Proposed Planting Schedule

GroundWater Flooding and Basement Assessment by Giorgio Economides project 1225 June 2023

Energy Statement by Achieve Green Rev 1 12 April 2023