

DIRECTORATE OF ENVIRONMENTAL SERVICES

DEVELOPMENT & PROTECTION DIVISION
HENDON AREA OFFICE
BARNET HOUSE - 1255 HIGH ROAD
WHETSTONE
LONDON N20 0EJ
Tel. 0181-359-2000

TOWN AND COUNTRY PLANNING ACT 1990
GRANT OF PLANNING PERMISSION

Applicant: British Gas Properties
Agent: Nathaniel Lichfield & Partners Ltd
Address: 14 Regents Wharf, All Saints Street
LONDON
N1 9RL
(Attn: Mr G. Smith)

Application No: W01141N
Registered Date: 7th November 1996

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:-

Demolition and removal of existing depot, office and some operational equipment. Construction of new depot, offices, training area and car park; care home for the elderly and sheltered housing; foodstore; hotel and pub/restaurant; residential development and associated car parking. Formation of accesses and other highway improvements.

at:-

Mill Hill Gasworks site, Bittacy Hill, LONDON NW7, ,

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

subject to the following CONDITION(S):-

01

Application for the approval of the reserved matters must be made before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

02

This development must be begun not later than whichever is the later of the following dates:-



(i) Five years from the date of the grant of this outline planning permission.

(ii) Two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

03

Details of siting, design and external appearance of the building(s) and means of access thereto shall be approved by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, the free flow of traffic and conditions of general safety on the adjacent highway or the enjoyment of neighbouring occupiers of their properties.

04

Details of the different phases of this development shall be submitted to and approved by the Local Planning Authority before any development commences on site.

Reason: To ensure a satisfactory development of the site.

05

Before the relevant phase of development is occupied turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that the parking and associated works are provided in accordance with the Council's standards in the interests of safety and the free flow of traffic.

06

Before the relevant phase of development is commenced, 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 shall be agreed with the Local Planning Authority.

Reason: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, and the amenities of adjoining occupiers and the health of any trees on the site.

07

Before the relevant phase of development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be agreed with the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality.

08

The pub/restaurant shall not be open to customers before 9.00am or after 11.30pm on weekdays or before 9.00am or after 10.30pm on Sundays.

Reason: To safeguard the amenities of neighbouring residents.

09

Before the relevant phase of development is brought into use the site shall be enclosed except at the permitted points of access in accordance with details to be agreed with the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the enjoyment by neighbouring occupiers of their properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the neighbouring highway.

10

Before the relevant phase of development hereby permitted commences, details of screened facilities for the storage of wheeled bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be approved by the Local Planning Authority and shall be provided at the site before the development is occupied.

Reason: To ensure a satisfactory appearance and satisfactory accessibility.

11

A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and approved by the Local Planning Authority before the relevant phase of the development, hereby permitted, is commenced.

Reason: To ensure a satisfactory appearance of the development.

12

All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason: To ensure a satisfactory appearance to the development.

13

Any existing tree shown to be retained or trees 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 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.

14

No normally occupied building shall be located within 8 metres and no building to be occupied by the elderly or infirm shall be located within 16 metres, of the high pressure natural gas pipelines.

Reason: To protect the safety of future occupiers of the site.

15

Details of controls on car parking for the commercial uses shall be approved for each phase of development by the Local Planning Authority and implemented before any part of that particular phase is occupied.

Reason: To ensure that the parking spaces are used for the purposes specified.

16

Details of the cycle path through the site shall be approved and provided before any part of any phase of development is occupied.

Reason: To ensure the satisfactory routing of this path.

17

During demolition and construction on site the operation of site equipment generating noise, and any other nuisance causing activities audible at the site boundaries or in nearby residential properties shall be only carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1300 hours Saturdays and at no time on Sundays or Public Holidays.

Reason: To safeguard the amenities of neighbouring residential occupiers.

18

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

19

The surface water run off from the site shall be strictly controlled and the maximum permissible rate is 10 litres per second per hectare with a storage capacity of 280 cubic metres per hectare of impermeable surface.

Reason: To reduce the risk of flooding.

20

The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

21

The residential phase of the development hereby permitted shall not exceed a density of 70 habitable rooms per acre.

Reason: In the interests of the character of the area.

22

Before the development hereby permitted commences details of the decontamination of the land and the removal of the gas holders shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the safe redevelopment of the site.

23

Before the development is commenced details of the estate road shall be submitted to and approved in writing by the Local Planning Authority. The estate road as approved shall be constructed in accordance with the approved details before the site is occupied.

Reason: To ensure a convenient and safe form of development.

24

Details of the access and egress road to Bittacy Hill shall be submitted to and approved by the Local Planning Authority before any works commence on site.

Reason: In the interests of highway safety.

25

All construction traffic entering and leaving the site shall abide by the terms of a traffic management scheme to be submitted to and approved by the Local Planning Authority before the relevant phase of development commences.

Reason: In the interests of highway safety.

INFORMATIVE(S):-

01

The plans accompanying this application are: 103, illustrative layout drawing No.104 revised 21.03.97.

02

Any slow worms shall be satisfactorily relocated before development works commence.

03

The Council considers that this application maximises the development potential of the site in terms of the intensity of uses proposed and their overall mix.

Date of Decision: 23rd July 1998

Date of Issue:

23 AUG 1998

 **BARNET**
LONDON BOROUGH



Signed: ANNE LIPPITT
Controller of Development and Protection ~~CS~~.

NOTES

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This notice relates solely to the grant of planning permission and does not purport to convey any approval or consent which may be required under the Building Regulations or for any other statutory purpose.