

Chief Officer Decision

TITLE	<p style="text-align: center;">Re-development at Friern Court, Friern Barnet Lane N20 0NJ</p> <p style="text-align: center;">Offsite Highway Works pursuant to Section 278 of the Highways Act 1980</p>
DATE OF DECISION	16.10.2020
DECISION TAKER	Geoff Mee
SUMMARY OF THE DECISION	<p>1. That the Council enters into an agreement under Section 278 ("s278") of the Highways Act 1980 together with TBG Open Door Limited to carry out highway works under the Council's supervision and in accordance with approved drawings including those listed below (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services) associated with those works.</p> <p style="margin-left: 40px;">a) Drg 2760-FRIE-ICS-01-XX-DR-C-0502 P02 - Agreement Plan (attached)</p> <p style="margin-left: 40px;">b) Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06 - General Arrangement (attached)</p> <p>2. That, the necessary Traffic Management Order(s) are processed as shown on attached Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06 (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services) subject to public consultation.</p>
DECISION	<p>TBG Open Door Limited ("The Developer") applied to the Council for planning permission to re-develop Friern Court N20 under reference number 17/5615/FUL registered 31 Aug 2017. Planning permission was granted on 07 Sep 2018 following completion of a legal agreement.</p> <p>The redevelopment of Friern Court, Friern Barnet Lane N20 0NJ includes the erection of a three storey building plus accommodation in the roof space, to accommodate 11 no residential units with associated car parking, new access, cycle storage, refuse storage, and landscaping, following demolition of 10 existing garages.</p> <p>It is proposed that TBG Open Door Limited enters into a s278 legal agreement with the council to deliver highway works comprising creation of accesses in Friern Barnet Lane to serve the site, footway works and introduction / modification of permanent waiting restrictions. The extent of the highway works is shown on s278 drawing reference 2760-FRIE-ICS-01-</p>

XX-DR-C-0500 P06 attached to this Chief Officers Decision Report.

As part of the s278 agreement and as per council policy, where applicable the highway works will be liable for commuted sums as per the policy approved at Environment Committee on 08 November 2016.

The main works include:

- Creation of two new accesses in Friern Barnet Lane N20 to serve the Development site access road / carpark as shown on Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06
- Renewal / reconstruction of footways fronting the development in Friern Barnet Lane N20 as shown on Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06
- Installation of tactile paving in Friern Barnet Lane N20 at the new accesses to the Development as shown on Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06
- Installation of waiting restrictions in Friern Barnet Lane N20 as shown on as shown on Drg 2760-FRIE-ICS-01-XX-DR-C-0500 P06

All costs associated with the proposed highway works for processing all technical approval will be borne by The Developer. Similarly, any fees for the legal agreement under s278 and all required statutory service diversion costs will also be borne by The Developer.

There may be some disruption whilst the works are being undertaken but this would be minimised through traffic management in discussion with the contractor undertaking the works.

Equalities and Diversity Issues

The council in the exercise of its functions through its officers, recognises its statutory duty to have regard to the need (i) to eliminate all types of discrimination, (ii) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (iii) to foster good relations between persons who share a relevant protected characteristic and persons who do not share it as required under section 149 of the Equality Act 2010.

The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

In considering the proposals detailed in this report, Officers have had due regard to the requirements of section 149 of the Act and consider that the decision to proceed with the proposals as recommended below complies with the Council's statutory duty under the Equality Act.

New and Improved roads and footways provide benefits to all sectors of the community in removing barriers and assisting

	quick, efficient and safe movement across the borough. The proposed highway works aim to promote safety, accessibility and mobility to all road users, including people with special needs such as wheelchair users, the elderly, physical or visually impaired and pedestrians with pram and pushchairs.
AUDIT TRAIL OF DECISION	In the scheme file and in the relevant directory on the Councils computer networks.

DECISION TAKER'S STATEMENT

I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.

I authorise the above decision:

Signed Geoff Mee

Designation Interim Executive Director, Environment

Date 16.10.2020