

EAST AREA PLANNING SUB-COMMITTEE

5th March 2012

Please note that the report of the Assistant Director of Planning and Development Management should be titled "Report of the Acting Assistant Director of Planning and Development Management".

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

All references in the recommendations which refer to the Assistant Director of Planning and Development Management should be substituted with "Acting Assistant Director of Planning and Development Management".

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B/04878/11

21 Queens Parade, Friern Barnet Road

Two additional letters of objection received, one from an existing objector. Objections raised have already been discussed within the committee report.

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B/02027/11

4 Potters Road

The following additional conditions and informatives have been recommended by the Council's Environmental Health Team and should be attached to any approval, in addition to those already included within the Committee Report:

- Noise Report for site plant

Before use commences, the noise mitigation measures outlined in the report by Practical Acoustics, dated 14 November 2011, number 5831.NIA.01 shall be implemented. *A post installation noise assessment shall be undertaken to ensure that the noise level from the plant at the nearest residential windows does not exceed 40dB(A).*

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

- Ventilation and extraction equipment

The Electrostatic Precipitation System for odour abatement recommended in email correspondence dated 06 January 2012, 13:06pm shall be installed and used for as long as the A3 cafe/restaurant operates.

- Odour management plan

The odour management plan recommended in email correspondence dated 09 January 2012, 12:32 shall be implemented and continued for as long as the odour abatement system is in place.

Reason:

To ensure that the amenities of neighbouring premises are protected from odour from the development.

- Noise and vibration from flue

The flue shall be affixed using anti-vibration mounts and flexible couplings.

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

- CON75 Sound Insulation from commerce / industry

The development shall be constructed / adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration. This sound insulation shall ensure that the levels of noise generated from the (specified use) as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties.

- INF35 Acoustic Information

You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

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B/03673/11
21 Ridgeview Road

Amend “Relevant Core Strategy Policies” to include policy “CS3”

Two additional emails received, after the expiry of the consultation period, raising concerns that the density of the proposed development exceeds that set out in Table 3.2 of the London Plan 2011 and is twice the level considered appropriate in that table.

The development is contrary to policy CS3

Questions the reference to purpose built blocks of flats in neighbouring streets
Concern that the proposal does not meet the space standards of the London Plan.

Page 67
B/03997/11
57-59 Bells Hill, EN5 2SG

The following consultation response should be added to ‘Internal/ Other Consultations’ section of the report:

Traffic and Development:

The parking provision is in accordance with the UDP standards and there are no objections to the current proposals.

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F/00202/12
50 Ashurst Road

Condition 1 should be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1111-634-101, 1111-634-102, 1111-634-103 Rev: A, 1111-634-104 Rev: A and Design and Access Statement.

Reason:

For the avoidance of doubt and in the interests of proper planning.

The amended drawings show the retention of a single door to the property as opposed to two separate entrances on the front elevation. This change is welcomed.

The council’s Traffic and Development Team have raised no objections to the application on highway or parking grounds.