

WEST AREA PLANNING SUB-COMMITTEE – SPECIAL MEETING

Monday 19 September 2011

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

Pages 19-29
F/02524/11
19 Dollis Avenue

There is a typographical error in the last line of the first paragraph of the 'Proposal' section appearing on page 102 which should read:

All flats will have access to the rear garden (as shown on drawing no. 2105/9A and the email from Michael Burnand dated 22 August 2011).

Pages 30-38
F/02888/11
174 Regents Park Road

Condition 6 is to be removed, as the proposal is for the conversion of self contained units, thus this condition is not required.

To be included under Planning Considerations section:

The associated alterations relate to the changes on the rear and side elevation. On the side elevation there will be the removal of windows and a door and an insertion of a new window at first floor level. On the rear elevation, the agent has confirmed that the existing first floor external staircase will be removed and there will be changes to the windows and patio doors on first and ground floor level. The alterations are considered to bring an improvement to the fenestration property which are not considered to harm the property or the amenities of neighbouring occupiers.

Pages 134-138
H/02939/11
18 Allington Road

An additional comment has been made by an objector:

- The objector would like it to be noted that the raised patio is 1.35m above the garden level at 16 Allington Road.

Pages 105-117
H/02203/11
Peacehaven Hotel, 94 Audley Road

Amendment to condition 1 "The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement; 1053/S-01; 1053/S-02; 1053/S-03; 1053/S-04; 1053/AP5-01 rev B; 1053/AP5-02 rev A; 1053/AP5-03 rev B; 1053/AP5-04.

Reason:

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

Pages 85-96
H/02966/11
Tudor Cottage, 64 Marsh Lane

- It is noted that the site plan on the report submitted is larger than submitted with the application. This reflects the land under the applicant's ownership rather than the site itself and is corrected on the presentation.
- The applicant has submitted sections showing the proposed development. Amend condition 1 to read: The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, P/01, P/02 Revision A, P/06 Revision A, P/07 Revision A, P/07.1, P/08 Revision A, P/09, P/10 Revision A, P/11, P/12 Revision A, P/13 Revision A, P/14 Revision A, P/11A House 1 Section, P/11A House 2 Section. Reason: For the avoidance of doubt and in the interests of proper planning.
- An objection from Councillor Hart to the application has been received but after the consultation period had expired.

Pages 97-104
H/00273/11
Pillar of Fire, Brent Street

Amendment to condition 2:

"The vehicular access hereby approved shall only be used for fire, police or ambulance vehicles in the event of an emergency, or when Brent Street and Brent Green are closed at the point of access to the site to vehicular traffic by traffic order or instruction from the police."

Pages 10-18
F/01839/11
72 Lichfield Grove, N3 2JP

Conditions 10 and 11 are to be removed, as the proposal is for the conversion of self contained units, thus these conditions are not required.

Under The Mayor's London Plan July 2011 within Material Considerations, the paragraph should now read:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Four further objection letters received, stating that:

- There needs to be a significant S106 contribution before any further considerations of this application.
- Do not wish to have 3 car parking spaces for one house. We have far too few as it is, since the introduction of the CPZ here.
- Is it now a legal requirement for there to be a parking space with each 'dwelling' (in this case, flat)? Or is this just the owner trying to get the most he can get?
- 3 off-street parking spaces will necessitate the loss of one on-street parking space.
- Would like the current position with only 1 length of dropped kerb to remain.
- Some residents do not have off-street parking as they choose to leave their front gardens as gardens for aesthetic pleasure.
- Rear bay will create issues of overshadowing and loss of light.
- Proposal is not sympathetic to neighbouring properties.
- Cars parked outside will be visually unpleasing.
- Do you as a planning department confirm that the new living space will not extend at the back beyond the existing building boundary (currently the existing kitchen and toilet). If so, the plans are acceptable.

Pages 39-44
F/03075/11
Finchley Manor Club

Three further objection letters received, stating that:

- Opening times for the shelter 8am until 11pm - when it will be used for storage, justification for the opening and closing times needs to be provided.
- Use of the shelter and supervision of activity during 8am to 11pm, 7 days a week within the shelter.
- Will there be any functions held?
- Not a direct replacement of the previous building as the scale of this proposed building is much larger.
- Shelter appears to be quite larger than the old structure.
- What arrangements will be made for opening and closing the shelter?.
- Use of shelter after 22.00 as floodlights are switched off at 22.00 – any electrical lightening for the timber building?
- Noise and disturbance from the club.
- Traffic, access and parking – speeding, dangerous driving, inconsiderate parking – blocking of driveways.