

## WEST AREA PLANNING SUB-COMMITTEE

06 October 2011

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

---

#### **Page 68**

#### **H/02486/11 – 64 Wykeham Road, NW4 2ST**

Additional condition to be added:

The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

---

#### **Page 24**

#### **F/02433/11**

#### **Dukes House, 13 Dollis Avenue**

Conditions 10 and 17 are duplicated, so condition 17 should be removed.

After having discussions with the council's Environmental Health team, it was felt that due to the location of this site it is not required to attach conditions 18 & 19 to this recommendation. As a result these two conditions are to be removed from the recommendation.

A petition with 24 signatures from residents was received on 25 August 2011 but the covering letter advises that 51 residents have signed the petition "all violently opposed to the application". This was received some 43 days outside the public consultation period which ended on 13 July 2011.

An additional letter of objection has been received dated 6 October 2011.

---

#### **Page 74**

#### **H/02716/11 – 117 Sunny Gardens Road, NW4 1SH**

The following to be changed/added to Condition 1:

HD-OPT-1/203 (Amended plan received 04/10/11), Email from applicant's agent dated 06/10/11

Amendment to condition 6 to read:

Before the development hereby permitted is occupied the parking spaces/garages shown on Plan HD-OPT-1/203 (Amended plan received 04/10/11) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved flats.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

Additional informative to be added:

This permission does not convey approval of the unauthorised garage development which is subject to an enforcement notice.

---

#### **Page 14**

#### **F/02407/11 – 861 Finchley Road, NW11 8LX**

Further comments have been made by an objector as the person could not attend the meeting.

- The building was illegally built without permission
- I was told that the building would be demolished
- It is suspected that the main building accommodates more flats than it has permission for.

A condition should be added to the recommendation as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing plans and elevations - 861/SH/700; Location Plan - 861/SH/701.

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

Informative 2 should be removed.

---

#### **Page 19**

#### **F/03463/11 – 14 Hodford Road, NW11 8NP**

3 further letters of support have been received bringing the total of responses to 8 (3 objections and 5 letters of support).

---

#### **Page 39**

#### **F/02702/11**

#### **115 – 117 Dollis Park**

Due to missing Section 106 Agreement information on the beginning of the report, it should now read:

**RECOMMENDATION I:**

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £19,748.00**  
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £278.00**  
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £3,698.00**  
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £1,186.20**  
Contribution towards the Council's costs in monitoring the obligations of the agreement.

## **RECOMMENDATION II:**

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/02702/11 under delegated powers subject to the following conditions: -

---

### **Page 61**

**H/01659/11**

**20 Green Lane NW4 2NN**

Remove condition 2.

Include additional informative, numbered 2, to read:

2. The applicant is advised that the existing boundary wall and brick piers fronting Green Lane must be reduced in height in accordance with Drawing No. PL-01-B within three months from the date of this permission.

To be included under Section 3:

Comments on Grounds of Objections:

- The wooden framework, to the rear of the outbuilding and attached to the garages to the rear of the application site, has been removed.

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

It is noted that a number of neighbouring residents are elderly and/or disabled. It is noted that one resident has commented that they are partially sighted and more likely to be affected by loss of light. Whilst these comments are noted, having assessed the application, it is not considered that any of these groups would be significantly disadvantaged by the approval of the application. Taking into the orientation of the site and that the additions to the existing building footprint are sited to the north and north-east of Cadogan Court, it is not considered that a material loss of light resulting in harm would be caused.

It must also be considered that there is extant planning permission for a similar development on site and the application must be viewed in this context.

---