

WEST AREA PLANNING SUB-COMMITTEE

8 November 2011

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

Page 1

F/02975/11, 116 Cricklewood Broadway

The following condition should be added:

Before the extension hereby permitted is constructed details of an automatic sensor light should be submitted to and approved in writing by the Local Planning Authority. The sensor shall be installed as per the approved details and retained thereafter unless previously approved in writing by the Local Planning Authority.

Reason: To protect the safety of surrounding occupiers.

Page 12

F/03237/11, 10 The Park

Condition 5 should be amended as follows:

“No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after **5.00pm** on other days unless previously approved in writing by the Local Planning Authority”.

Page 20

F/03611/11, 7 Accommodation Road

Since the report was written, 4 additional objections have been received including 2 additional requests to speak at the meeting.

A letter (entitled “Handout from residents of Woodstock Road”) was also received and is circulated to Members of the committee. It raises the following points that can be addressed as follows:

1. the windows are larger than agreed, not opaque or fixed shut
This is acknowledged in the committee report which adequately assesses the planning merits of the rooflights. A condition is attached requiring the rooflights to be obscured glazed and kept shut before occupation.

2. the rear parapet wall is not in keeping with the character of the area and does not support the mansard
The report states that the existing wall rises significantly as it passes the rear of the neighbouring property at number 8 Accommodation Road and the

proposed raising of the wall would provide a natural increase which would not appear obtrusive in relation to the surroundings". The officer's recommendation to approve is not based on the requirements of the roof to be supported by the parapet. The merits of the parapet both on character and amenity grounds have been fully covered in the report.

3. the battlements are out of keeping with area and not mentioned in officer's report

The battlements are not new features and were shown on the rear elevation of the previously approved development. The battlements shown on the proposed drawings are marginally larger than those previously approved and this small increase is not considered to warrant refusal for the application.

4. the number of objections to the application is incorrect

Committee reports are written in advance of committee dates and it is therefore sometimes not possible to include all objections to an application within the original report. Additional objections are referred to committee via this addendum and details of the consultation responses are listed above.

5. no drawings show the variation between approved and built and what has been built is at variance with proposed drawings

There are no requirements for the applicant to submit the previously approved drawings or comparative elevations.

The planning enforcement officer has made the following comments:

"On 4-11-11 at about 10.25am I attended and inspected the premises, with particular attention to the second floor (roof extension) and rear parapet wall. I found the property to be still in early stages of development internally. There are no stairs yet fitted between the first and second floor levels and the building is being extensively re plastered internally. I inspected the second (loft) floor and noticed that the rear facing windows are 'Velux type' fittings glazed with clear glass facing towards the rear of the dwellings in. I opened the window at the southern end and noted that windows are not fixed or blocked to prevent them being fully openable. The owners have been notified of this requirement (Condition 3no.) and the premises will be inspected again) when the condition has been met, prior to occupation. (ENF/1174/11)

I noted that the parapet wall was covered with plastic sheeting against the wet weather and I measured the parapet height from the internal gutter to be 50cm. I note that this is in accordance with the Drg AR 22a of the current application F/03611/11 for "Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear" currently under consideration.

I took a photograph. I checked the height of the roof and took a further photograph from the front of the building. The internal heights are correct at 2.4m and the external appearance looks to be correct against the adjoining buildings. (I note that the Chimney on No.8 is incorrectly drawn and is a close depiction only at that therefore the roof height should not be judged against its shape.)"

6. there is no mixture of roof design in the area
Whilst it is true that buildings to the south of the site have roofs of a similar shape to the original roof of the site, this is not true for all roofs on Accommodation Road where there is a mixture of shapes and sizes.

7. the roof height is higher than shown on the drawings
See 5. above

8. comments on the original report being incorrect
This is not relevant to the determination of the current application.

Page 26
F/04036/11, 56A Crewys Road

Due to a typographical error in the planning consideration, this should read:

The main issues in this case are considered to be:

1. Whether harm would be caused to the character and appearance of the area;
2. The living conditions of existing/future neighbouring residents - noise and disturbance;
3. Parking, Access and Vehicle Movements;
4. Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer.

7 further letters of objection have been received bringing the total of responses to 19 objections.

Many of the points have been made by previous objectors, but the new points maybe summarised as follows:

- This is a residential zone;
- Increased number of workers working in the offices;
- The site ignores the existing time limit conditions permitted;
- The proposed roofline will be visually intrusive;
- Impact of trees to the rear of the site;

An additional condition should be added to the recommendation:

The premises as extended (including the ground floor at 56A Crewys Road) shall be occupied by a maximum of sixteen employees only unless previously approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of surrounding residential properties.

Page 78
H/03704/11, 8 Orchard Crescent

Amendment page 80 – Relevant Unitary Development Plan Policies Delete reference to policies DM14 and DM15

Page 85
H/03403/11, Flat 10 Linden Court, 1-3 Selvage Lane

Addition to Condition 1 (plan numbers) to include:
Email from applicant's agent dated 07/11/11

Amendment page 86 – Relevant Unitary Development Plan Policies Delete reference to policies DM14 and DM15

Page 91
H/03657/11, 122 Warwick Avenue

Renumber condition 3 as condition 2

Add the following informative as a result of receiving comments from Thames Water -

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Waters ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Amendment page 93 – 'Proposal' "...it is sited 0.5m off the boundary with 91 Kenilworth Road and 0.5m off the boundary with no. 120 Warwick Avenue.'

Page 96
H/01957/11, 8 Green Walk

Add new condition 16 "The development shall be implemented and completed in accordance with the approved floor layout, unless otherwise agreed in writing by the Local Planning Authority.

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

Page 115
H/03374/11, 42 Tenterden Gardens

Consultation and Views Expressed – Replies 5 (including 1 in support)

Page 120
H/03719/11, 17 Downage

Condition 1 (plan numbers) to be amended to read:

The development hereby permitted shall be carried out in accordance with the following approved plans:

07990515489/11/1701 revA, 07990515489/11/1702 revC and
07990515489/11/1703 revB.

Add condition 4 “This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004”

Add condition 5 “Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first floor flank elevation(s), of the extension(s) hereby approved, facing 15 and 19 Downage without the prior specific permission of the Local Planning Authority.

Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.”

Page 123 ‘Impact on the neighbouring occupiers’ – 3rd paragraph should be amended “..There would be a gap of approximately 2m between the site property and number 15....(at first floor)...”

Page 131
H/03980/11, Winsford Court, Tenterden Grove

Vary condition 2 to read ‘This development must be implemented in its entirety within three months from the date of this permission.

Reason:
To ensure that the proposal has an acceptable impact on the character and appearance of the locality.’

Delete Informative 2

Amend policies listed in report on page 132 to read:

Amendment page 132 - Relevant Unitary Development Plan Policies:
GSD,GBEnv1, GBEnv2, GParking, ENV13, D1, D2, D3, D4, D5, D6, D9, H16.