

## WEST AREA PLANNING SUB-COMMITTEE

11 January 2012

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

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#### Page 10

#### **F/04332/11, 58 West Heath Drive**

Due to an error in the production of the report generated for this committee conditions 8 will now read:

Notwithstanding the details submitted and otherwise hereby approved, the residential dwellings shall be constructed to meet the 'Lifetime Homes' standard (July 2010 version), unless previously agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

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#### Page 30

#### **F/04254/11, Rylstone, Holders Hill Crescent**

#### Amendment to condition 1

The development hereby permitted shall be carried out in accordance with the following approved plans: C12794-101 RevC; C12794-102 RevC; c12794-103 RevC; C12794-100 RevC.

Reason:

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

#### Additional conditions to be added

- Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before the house is occupied.

Reason:

To ensure that the amenities of occupiers are not prejudiced by road traffic and / or mixed use noise in the immediate surroundings.

- 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 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

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

#### Additional informatives to be added

- Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
- Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: [street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

#### Additional objections

Since the original submission amended plans were submitted and additional consultation carried out in view of the amended drawings.

5 letters were received following this consultation, all from parties whom had objected to the original application. The objections have been addressed in the committee report.

Summary of objections:

- Stand by original objections.
  - Out of keeping with surrounding area.
  - Loss of light.
  - Gym element is intrusive and goes higher than neighbouring property fences.
  - Proposed building is taller than neighbouring buildings.
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**Page 53**  
**F/03343/11 – 15 Brunner Close**

All conditions from condition 2 should be renumbered to correct numbering typo.

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**Page 63**  
**F/03572/11 & F/03573/11 - Gaywoods, 29 Winnington Road**

The following plans should be added to the drawing numbers: 1225/3/p022, 1225/3/p023, 1225/3/p024.

Those plans were forwarded to the objector who has commented as follows:

- The application will still give rise to an increase sense of enclosure for the neighbouring property.
- There is a significant increase in height

These issues have been addressed in the main report. The recommendation remains for an approval.

The second, third and fourth paragraphs on page 75 should be amended as follows:

The existing plans show that 29 Winnington Road is 1.6m from the boundary with 27 Winnington Road and 1m from the boundary with 31 Winnington Road. The proposed house is approximately 1m from both boundaries. The existing house is approximately 4m away from No.27 and 3.7m away from No. 31, where as the proposed house is approximately 3.3m away from No. 27 and 3.6m away from No. 31.

This is considered to be an acceptable relationship between the proposed property and the two adjoining neighbours. It is also noted that with respect of the figure quoted above that the dimensions relate to the distance from and to the single storey element of the building to N. 27. The two storey part of the proposed house set back further from the boundary, by approximately 6.3m.

The proposed depth of the building is also considered to be acceptable and is comparable to other properties in Winnington Road. It is also not considered to cause harm to either neighbour.

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**Page 86**  
**F/03741/11, 13 Hampstead Way**

Condition 1 (Amended Plans) should read:

The development hereby permitted shall be carried out in accordance with the following approved plans: A1.101-C, 001 Rev: E, 003, a design and access statement, a site plan and shed photograph.

Reason:

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

The council has had the following additional response to the amended plans:

- The location of the pergola is still cause for concern and the noise and disturbance it would give rise to.
- The fence hedge and pergola should all be limited in height.

The issues concerning the height of the pergola and noise and disturbance have already been addressed in the main report. It is not considered that the application could not be refused on these grounds. The recommendation remains for approval.

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**Page 94**  
**F/04396/11 – 5-7 Middleton Road**

A unilateral undertaking has been completed for the required amounts and is dated 4<sup>th</sup> January 2012. A section 106 agreement will not therefore be needed. Recommendations I and III on pages 94 and 98 should be removed and the undertaking added to the plan numbers on condition 1.

Recommendation II should be amended to read: "APPROVE subject to conditions"

Further objections have been received from existing objectors. The planning grounds have already been addressed in the main report. Other comments include the disappointment that the Inspectorate is able to overrule council decisions.

One of the earlier letters received contains 13 signatures.

An objection has also been received from the Hampstead Garden Suburb Trust who state that the development conflicts with UDP policies for the following reasons:

- The paving over of the complete front garden to accommodate cars detracts from the setting of the property.
- There is not sufficient parking provision for the development of 8 flats and this will lead to increased pressure for on-street parking in an area where there is little available. This leads to greater pressure to create off-street parking at properties within the Garden Suburb Conservation Area, resulting in the loss of gardens, detriment to the setting of houses

and damage to the character of the area. Despite Barnet's policies on parking provision, a substantially increased number of households is inevitably reflected in an increased number of cars.

- The design of the development is demonstrably very poor and sets a bad example. Although this doesn't affect the setting of the Hampstead Garden Suburb Conservation Area directly in this case, it does suggest that such poor design would be acceptable elsewhere, which is disappointing.
- If such over-development of two family houses were to be approved in this case, it has to be assumed that other properties could be enlarged and subdivided to the same extent, leading to an incremental breakdown of the residential nature of the road and pressure on adjacent areas, including the Suburb Conservation Area.

It is considered that these issues have been addressed in the report. The recommendation remains for an approval.

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**Page 117**  
**H/03833/11, 7 Barford Close, NW4**

Additional condition to be added:

Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

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