

WEST AREA PLANNING SUB-COMMITTEE

7 February 2012

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

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F/04351/11 177-179 Golders Green Road

Condition 1 should read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings: P100 Rev: 00, 001 Rev: 00, 002 Rev: 00, 101 Rev: 00, 102 Rev: 01, 103 Rev: 01, 104 Rev: 01, 105 Rev: 01, 106 Rev: 00, 003 Rev: 00, 004 Rev: 00, 010 Rev: 00, 020 Rev: 00, 021 Rev: 00, 022 Rev: 00, 023 Rev: 00, 110 Rev: 00, 120 Rev: 00, 121 Rev: 00, 122 Rev: 00, 123 Rev: 00, 124 Rev: 00, Energy Statement from Richard Hodgkinson Consultancy dated 12th October 2011, Sustainability Assessment from Richard Hodgkinson Consultancy dated October 2011, Planning Statement by Apar Smith Planning Consultants dated October 2011 reference CA/2613, Design and Access Statement by Design Solutions dated October 2011, Transport Statement by Paul Mew Associates dated August 2011 and Acoustic Report from the Sharps Redmore Partnership.

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

The amended drawings show that the end wall of the building to the rear is to be made good when development takes place.

Condition 18 should be amended to read as follows:

No cooking facilities shall be installed in the rooms of the HMO hereby permitted.

Reason:

To ensure the units remain as HMO accommodation and not self contained flats and to protect the amenities of future occupiers.

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F/04656/11 Farm Walk Tennis Club

The word "either" on the second line of condition 4 (p57) should be removed.

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F/04932/11 19 Midholm

Condition 1 (CON0A) – Approved Plans, should now include plan no's: 11/753/P02B; 11/753/P07C

This is to reflect the fact that the application no longer includes the side windows on the gable end. The development description should be amended as follows:

“Demolition of attached garage and rear wing. Construction of new garage converted to habitable use with raised roof and parapet walls. ~~Altered first floor windows in gable wall.~~ Addition of canopy over front door”.

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H/04593/11 3 Cheyne Walk

Amend plan numbers condition 1 to read 882/03E instead of 882/03D

Pages 104 - 114
TPO/00656/11/F, Gratton Terrace (Verge in front of 31 – 40), London NW2 6QE

The last sentence of the report should read:

However, given the public amenity value of the trees and their importance to the character and appearance of the Railway Terraces Cricklewood Conservation Area, it may be considered that refusal of consent is justifiable in the light of and that the proposed felling is excessive and premature pending implementation of alternative lesser works and **assessment of impact of increased cyclical pruning.**

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H/04063/11, 58 & 60 Park View Gardens

4 Additional objections were received to the consultation under amended plans. These can be summarised as follows:

- Scale of the proposal still unacceptable
- Reduction does not diminish bulk, height of extension
- Dormer window will overlook neighbouring properties
- Impact on rear gardens
- Resident has disabled daughter and the proposals will adversely impact her quality of life.
- Impact on traffic safety.

An additional letter from Cllr. Julie Johnson was also received supporting these objections.

It is considered that the objections are addressed in the body of the main report.