

WEST AREA PLANNING SUB-COMMITTEE

2 April 2012

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & BUILDING CONTROL'S REPORT

All reference in the recommendations to Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) should be removed and replaced with the new National Planning Policy Framework (NPPF) which was published on 27 March 2012. It is considered that all applications comply with the relevant policies within the NPPF.

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H/04883/11

International Gospel Church

The applicant has submitted amended application forms showing that notice has been served on owners of the site, showing that the applicant is not the sole owner of the site.

The report is blank where it refers to comments received by environmental agency and urban design and heritage. Neither have objected to the scheme and they have suggested conditions to be attached.

In terms of the impact on local parking stress and highway safety, it is not considered that the impact would be harmful, given the proposed conditions to be attached limiting the number of people attending, functions taking place, and the hours of use and the close proximity to Burnt Oak Town Centre.

Amend Condition 7 to read:

'The building **hereby approved** shall not be occupied by more than 50 people at any one time.

Reason: To safeguard neighbouring residential amenity.'

Add Condition to read:

No amplified music or speech shall be used within the approved building.

Reason:

To protect the amenities of the neighbouring occupiers.

Delete condition 10.

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294 Watford Way

Paragraphs 2 and 3 of the officers report should read:

'The proposed two storey side and rear extension will increase the number of bedrooms for Flat B. This property is currently a two bedroom flat and the extension will increase the size of the flat to a 3 bedroom flat.'

The proposed rear dormer window will result in an increase of an existing bedroom in Flat B. The dormer window is in accordance with the councils design guidance being half the width and half the height of the roof slope and is considered acceptable. Four solar panels would be located on it's roof.'

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5 Westlinton Close NW7 1PY

Amend condition 3 to include condition No's 4 and 5 as follows:

- 3 The kitchen hereby permitted shall only be used for the preparation of food in connection with the domestic use of properties at 1, 3, 4, 5 and 7 Westlinton Close and not for commercial purposes.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

- 4 The use hereby permitted shall cease and all equipment associated with it shall be removed within 2 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-
- i. within 1 month of the date of this decision a scheme for details of all extraction and ventilation equipment including flues shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
 - ii. if within 3 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
 - iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Reason:

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

- 5 The level of noise emitted from the ventilation and extraction equipment shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

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