

<p><u>MEETING</u></p> <p>PLANNING AND ENVIRONMENT COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>THURSDAY 14TH JUNE, 2012</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Title of Report	Pages
ADDENDUM TO THE REPORT	1 - 4

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PLANNING & ENVIRONMENT COMMITTEE MEETING

14th June 2012

AGENDA ITEM 9

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Pages: 93-177

Reference: F/03751/11

Address: Adastra House, 401-405 Nether Street, London N3 1QG

Local Plan Policy Status

Since the committee report was published the Planning Inspector has endorsed all the modifications proposed by the Council at the Examination in Public and found the Core Strategy and Development Management Policies DPD sound, legally compliant and capable of adoption. Therefore very significant weight should be given to the 34 policies in the Core Strategy and Development Management Policies DPD.

Errata

Page 95

The 'application reference' identified in the first paragraph under Recommendation 2 on this page should read 'F/03751/11'.

Page 101

Condition 21 on this page should read:

"Before the development hereby permitted commences details of the location within the development and specification of the 4 units to be constructed to be either wheelchair accessible or easily adaptable for residents who are wheelchair users shall be submitted to and approved in writing by the Local Planning Authority. The specification provided for the 4 units shall demonstrate how the units will be constructed to be either wheelchair accessible or easily adaptable for residents who are wheelchair users. The development shall be implemented in full accordance with the details as approved **prior to the first occupation of the development**"

Reason:

To ensure that the development is accessible for all members of the community and to comply with policies 3.8 and 7.2 of the London Plan 2011."

Page 103

Condition 25 on this page should read:

"All work comprised in the approved scheme of hard and soft landscaping shall be carried out prior to the first occupation of the building.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies D1, D2, D3 and D11 of the Barnet UDP 2006 and policy 7.21 of the London Plan 2011.”

Page 111

The third sentence under the heading ‘Public Consultation’ should read:

“Following revisions (three ~~two~~ separate revisions) to the design of the scheme three further rounds of consultation (including letters, emails and site and press notices) were carried out in February, April and May 2012.”

Page 177

The Site Location Plan on this page should be identified as Appendix 6 and NOT as Appendix 5.

Pages 179-300

F/00236/12

886-902 High Road, London N12 9RN

Local Plan Policy Status

Since the committee report was published the Planning Inspector has endorsed all the modifications proposed by the Council at the Examination in Public and found the Core Strategy and Development Management Policies DPD sound, legally compliant and capable of adoption. Therefore very significant weight should be given to the 34 policies in the Core Strategy and Development Management Policies DPD.

Additional Correspondence Received

The Finchley Society

- Welcome the direction of the amendments but do not wish to withdraw anything from the previous letter. The Finchley Society still considers it necessary to retain the request to speak.
- Having seen a sample of the brick suggested as appropriate by the developer the Finchley Society have concluded that this is too dark. It has been chosen to match the colour of the existing brickwork on neighbouring buildings which has been subject to weathering and pollution resulting in a darkened appearance. In expectation of a similar process occurring to the proposed development it is considered that a lighter colour should be chosen which would then be allowed to weather over time.
- Concerns are raised in regards to the fourth floor which due to its extensive use of Glazing will require temperature control. Details of any associated external mechanical equipment are requested.

Council Response

A sample of brickwork has been suggested which is considered to be a high quality, hard wearing and appropriate choice for the proposed development which would be entirely appropriate in the context of the existing street scene. However under the current application it should be considered as indicative only as a condition has been attached to this recommendation requiring submission to and approval by the Council of all materials.

The proposed glazing to the top floor would be in a UV resistant Glass to passively prevent internal heating. The extent of the proposed plant has been indicated on plans and elevations, is of a low profile, set well back from the edge of the building and would not be visible from the ground. Conditions restricting the associated noise levels from such plant have also been attached to this recommendation.

Two additional residents' letters were received, these were from individuals who had previously raised objection and largely confirmed earlier concerns. The following additional issues were raised:

- Brickwork selection is responding to dirty brickwork in the area. In the event that existing brickwork was cleaned the proposal would not be in keeping with local brickwork. A lighter brick is essential given the size of the building in order to avoid a dirty, grey and depressing development.
- The top floor would act as a greenhouse due to the level of glazing. These units are likely to require additional plant machinery in order to maintain an acceptable temperature. Where will such plant be located? How large will it be and will it be visible from the street?
- Brass panels have been placed in several window locations with no explanation.
- Why is there inconsistency in the window opening lights (some have two others only one)?
- Are the windows safe for children, in particular the double opening windows?
- Could the balconies create waterfalls in heavy rain?

Council Response

The issues regarding brickwork and Top floor Glazing / Plant have been dealt with under the Finchley Society Response.

Brass feature panels replace apparent window spaces in locations where construction requirements or internal flat layouts prevent outlook. The approach provides a level of variation and interest to the uniform rhythm of the recessed windows and is considered an appropriate element of the overall design. There does not appear to be any reason that the windows could not be subject to restrictions of the manner and extent of their opening for reasons of safety, this is not however a detail required to address a planning issue.

There is no reason to assume that the proposed private balcony areas will drain in an unacceptable manner. This issue would be subject to the Rainwater Drainage requirements of Part H under Building Control.

Additional Condition

“Secure by Design

Before the development hereby permitted commences a security management plan detailing controls of access at vehicular and pedestrian entrances to the development and appropriate lighting and surveillance measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall be implemented in full accordance with the details as approved before the development is occupied and be permanently retained as such thereafter.

Reason: To ensure that the development would result in a safe and secure environment to live and work in, in accordance with UDP policies GBEEnv3, D9 and H16 and the principals of Secure by Design.”

Errata

P186 Condition 15

Should Read:

“Before the development hereby permitted commences details of the location within the development and specification of the 6 units to be constructed to be either wheelchair accessible or easily adaptable for residents who are wheelchair users shall be submitted to and approved in writing by the Local Planning Authority. The specification provided for the 6 units shall demonstrate how the units will be constructed to be either wheelchair accessible or easily adaptable for residents who are wheelchair users. The development shall be implemented in full accordance with the details as approved **prior to the first occupation of the development.**”

Reason:

To ensure that the development is accessible for all members of the community and to comply with policies 3.8 and 7.2 of the London Plan 2011.”

P278 Appendix 6

Informative 19 (Mayoral CIL) 1st Paragraph

Should Read:

“... Your planning application has been assessed to require a charge of **£170,000.**”

P299

Site Plan is incorrectly labelled as Appendix 4 it is **Appendix 9**