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| <p><b><u>MEETING</u></b></p> <p><b>EAST AREA PLANNING SUB-COMMITTEE</b></p>                           |
| <p><b><u>DATE AND TIME</u></b></p> <p><b>WEDNESDAY 9TH JANUARY, 2013</b></p> <p><b>AT 7.00 PM</b></p> |
| <p><b><u>VENUE</u></b></p> <p><b>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</b></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 of The Acting Assistant Director of Planning & Development Management | 1 - 4 |

Maria Lugangira 020 8359 2761  
 maria.lugangira@barnet.gov.uk

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## EAST AREA PLANNING SUB-COMMITTEE

9 JANUARY 2013

### ADDENDUM TO THE REPORT OF THE ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT AGENDA ITEM 6a

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**Pages 1-10**  
**B/03064/12**  
**91 Brunswick Crescent**

Five additional letters of objection and one letter of comment received, making the following comments (summarised):

- The site is not suitable for a lot of vehicle traffic.
- The use appears to be outside the main rush hour and the organisation appears to be meeting a genuine need which would not cause substantial disruption.
- Amended documents show no changes to access or exit intersections.
- Facility would be better placed closest to its majority client base.
- Proposal will add no value to the quality of life and quiet enjoyment of local residents, but will detract from the quality of resident's life.
- Brunswick Crescent is already very congested.

Those comments are considered to have been addressed in the committee report.

**Pages 11-22**  
**B/03020/12**  
**50a Friern Barnet Lane**

The recommendation should be amended to "APPROVE subject to completion of Unilateral Undertaking" and the deadline for completion amended to 29<sup>th</sup> March 2013.

Five additional letters of objection have been received, making the following comments (summarised):

- There are already too many units at this site, with too many people living there.
- The parking situation as existing is insufficient.
- Extensions will appear intrusive and reduce privacy of neighbouring properties.
- The flats would be out of keeping.
- Proposal will result in increased noise levels and disturbance.

Those comments are considered to have been addressed in the committee report.

Condition 9 should be removed.

**Pages 23-32**  
**B/04062/12**  
**Feline Court, 23 Cat Hill, Barnet EN4 8HF**

The Design and Access Statement submitted as part of this application confirms that the applicant is willing to enter into a Legal Agreement to secure contributions toward education, health and library facilities in the borough. The applicant's solicitor has written to confirm that the applicant is willing to enter into an Agreement.

**Pages 33-42**  
**F/03677/12**  
**44 Lincoln Road**

The following condition should be added:

Before construction of the replacement staircase starts on site, a 1.8 metre high fence shall be installed and retained on the section of the boundary between the staircase and 42 Lincoln Road.

Reason: To ensure a satisfactory appearance for the development and to protect the amenities of neighbouring occupiers.

**Pages 43-54**  
**B/03377/12**  
**Steepways, King Edward Road**

The recommendation should be amended to "APPROVE subject to completion of Unilateral Undertaking" and the deadline for completion amended to 29<sup>th</sup> March 2013.

15 letters of objection have been received, further to the Council notifying interested parties of the receipt of revised plans. The objections raised are summarised as follows:

- Proposal would contrast with, and be out of scale with the neighbouring properties, as it would include 4 habitable floors including a basement. The neighbouring properties have 2 or 3 habitable floors.
- The ground floor would be lower than the neighbouring properties and the property would be the only one in the street with its ground floor below the level of the road itself.
- At the rear the ground floor would be entirely below natural ground level and be a basement. No other properties on that side of the street have basements.
- Extensive excavation would alter the land gradient and affect the structural integrity of neighbouring properties. This would also affect drainage and increase flood risk for neighbouring properties.
- Footprint of building is larger than the existing, and building would appear overbearing and result in a loss of outlook and privacy for neighbouring properties.
- The four en-suite double bedrooms are more consistent with separate rental of individual rooms and not family housing. The use of the building in this way could result in 16 occupants of the building, increasing noise and parking pressures.
- Insufficient off-street parking is proposed, and the spaces are too small.
- Proposal is not in keeping with neighbouring properties.
- Proposal is an overdevelopment of the site.

- Proposal would not be an attractive focal point, would not enhance or compliment the street scene and would not relate well to neighbouring properties.
- The design is not wheelchair accessible or adaptable.

Those comments are considered to have been addressed in the committee report.

Drawing No. P/307/B (Proposed first floor plan, received 4 December 2012) should be added to the list of approved plans within Condition 1.

Condition 10 within the Officer's Report should be replaced with the following Condition:

No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

Condition 13 should be removed.

**Pages 55-60**  
**B/03745/12**  
**15 Pyecombe Corner**

One additional letter of objection has been received, making the following comments (summarised):

- The building is too close to the boundary with the neighbouring gardens, and is too tall.
- Branches of the overhanging oak have been removed to make room for the roof height.
- Wiring is in place for external lighting.

Those comments are considered to have been addressed in the committee report.

The address of this site has been changed to '15 Pyecombe Corner'. The original notification advising the address of '15a Pyecombe Corner' was due to an administrative error. However, the submitted application form, location plans and drawings clearly show the application site to be 15 Pyecombe Corner.

Amend Recommendation 1 to include contributions to open space and amend the monitoring costs accordingly -

**RECOMMENDATION I:**

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1** Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2** All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3** **Education Facilities (excl. libraries)** **£21,399.00**  
A contribution towards the provision of Education Facilities in the borough.
- 4** **Libraries (financial)** **£670.50**  
A contribution towards Library Facilities and Resources in the borough
- 5** **Health** **£9,626.00**  
A contribution towards Health Facilities and Resources in the borough
- 6** **Highways (traffic order)** **£2,000.00**  
A contribution towards the cost of required changes to an existing traffic order or creation of a new order related to the development.
- 7** **Open space contributions (ward level)** **£6,000.00**  
A contribution towards the improvement of open spaces in High Barnet ward
- 8** **Monitoring of the Agreement** **£1,786.30**  
Contribution towards the Council's costs in monitoring the obligations of the agreement.