

MEETING**EAST AREA PLANNING SUB-COMMITTEE****DATE AND TIME****THURSDAY 10 OCTOBER 2013****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, NW4 4BG**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting.

Item No	Title of Report	Pages
6.	Addendum to the report of the Acting Assistant Director of Planning and Development Management	1 - 4

Chidilim Agada 020 8359 2037 chidilim.agada@barnet.gov.uk

This page is intentionally left blank

EAST AREA PLANNING SUB-COMMITTEE

10 October 2013

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

AGENDA ITEM 6a

18 Grange Avenue
B/02559/13 (Planning Application)
Pages 1-14

Additional information has been received from the applicant, as follows:

- Confirmation that sections 2.4 and 3.2 of the original method statement submitted as part of the 2008 application (the time limit of which was extended in 2011) apply to the current scheme. Having consulted with the Tree and Landscape Officer, it is considered that further details are required in respect of the method of construction and the implications for trees on the site. As a result, Condition 14 is to be replaced with the following:

No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations and expanding on the principles within the submitted method statement and those referred to in the applicant's email of 10 October 2013 in relation to the previous planning application are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- Acknowledgement that the Council's Tree and Landscape Officer is not satisfied with the proposed landscaping scheme, and that landscaping will be agreed through condition. Condition 10 to be amended to the following:

A scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- Alterations to the position of the surface water drain and soakaway to move these elements further from the Root Protection Area. This has resulted in an amendment to Drawing 24. However, there are concerns regarding the relationship between the soakaway and the root protection area of the trees. These issues will be agreed through the submission of details in relation to Condition 12.

Condition 1 (approved plans) to be amended to include 'email from the applicant dated 10 October 2013'.

Drawing 024 to be deleted from Condition 1.

Condition 13 to be amended to the following (with the reason remaining the same):

No site works or works on this development shall be commenced before temporary tree protection has been erected around existing trees in full accordance with the details on Bartlett Tree Experts Drawing 003 Rev 1. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Additional condition to be added:

Before the building hereby permitted is first occupied the proposed windows in the flank elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

Additional condition to be added:

No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: Recommendation for Tree Works.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

18 Grange Avenue
B/02664/13 (Conservation Area Consent)
Pages 15-22

For the reasons set out above, the following conditions should be amended:

Condition 3 to be amended to (with the reason remaining the same):

No site works or works on this development shall be commenced before temporary tree protection has been erected around existing trees in full accordance with the details on Bartlett Tree Experts Drawing 003 Rev 1. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Condition 4 amended to:

No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations and expanding on the principles within the submitted method statement and those referred to in the applicant's email of 10 October 2013 in relation to the previous planning application are submitted to and

approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

United Reform Church, Chesterfield Road
B/00800/13
Pages 23-42

This application has been reported to committee at the request of Councillor Strongolou, to enable members to consider the possible community benefits of the scheme as well as potential effects it may have on amenities and the local environment.

One additional letter of support has been received, making the following comments:

- We would all agree that policy requires we make more effective use of previously developed land, while respecting local character and established amenity. This is the core of the application. The key consideration is therefore whether the proposed residential building element alone conflicts with local character and the amenity of neighbours as referred to in the one reason the officer report puts forward, and where all other issues are recorded in that report as acceptable as they stand or acceptable via the application of appropriate conditions.
- As regards local character, there is a mixed and diverse range of built forms characterising the vicinity. The locality is not a Conservation Area and as such development, providing that it is respectful, can take place in a design palette that reflects these circumstances. This proposal seeks to be just that: considerate, respectful, contemporary and environmentally conscious making a positive contribution to the life and vitality of the area.
- As regards its form, the width of the proposed residential building is the same as those in Eleanor and Palmer Gardens. If the proposed residential building was to be placed directly alongside its immediate northern neighbour the proposed height would be the same or indeed less.
- If we consider scale, the buildings have been carefully modelled to reduce in height and scale alongside the other properties in Eleanor and Palmer Gardens. Intimate courtyard spaces between buildings have been created and have been sculpted to create a transition between the three storey flats in Chesterfield Road and the single and two storey buildings of Eleanor and Palmer Gardens. The land falls down Chesterfield Road, as does the proposed buildings, three to two to single storey.
- Equally amenity and outlook of neighbours has been respected. Distances from key windows of habitable rooms to neighbours and vice versa are at least 21 metres; a distance widely accepted by boroughs as you know and based on old LCC standards. Indeed the residential building has no windows overlooking the Whitings Road gardens. In the case of Palmer Gardens there is a road and open soft landscaping between existing and proposed new buildings: indeed the application site has two road frontages although this is not apparent from the site plan reproduced in the officer's report which only shades the front part of the application site implying it has only a single frontage. To offer the opinion that there will be significant harm to living conditions of neighbouring residents is in my view, unjustified.
- I can understand officer attention focusing on the residential building but it is not at the rear of the site as claimed which is actually dual fronted as I say. It would make a positive contribution onto the Palmer Gardens frontage with good SBD valued passive surveillance where there is currently none. The perceived effect on the Whitings Rd properties with their long gardens and heavily tree planted copses to the north can be addressed by conditions requiring a green wall of native ivy on the forward central part of the blind north wall making an excellent biodiverse backdrop to the copse and by calling for perhaps timber to the also

blind set back side sections of this northern elevation. Simple conditions to enhance yet further an already clever and entirely acceptable design as it is.

- Less than 30% of the site is currently built upon and a quarter of that is a temporary, prefabricated building. Underutilisation of land and perpetuation of buildings, well past their sell-by date, is not remotely in society's best interest. This is a proposal that has so much positive good to offer the whole community and planning conditions, none of which are currently drafted, can make this sensitive and well-crafted application yet even more acceptable.
- The design is genuinely of the highest order and the proposed new buildings are an excellent response to their immediate and wider setting and fully respect their neighbours' scale and amenity. I am truly saddened by the recommendation to refuse, which I do not feel does this excellent piece of townscape design that will bring so much vitality to the area if approved, any justice.

18 Brent Way London N3 1AL

F/03584/13

Pages 43-50

Description of proposal to read:

Demolition of existing steps and formation of new steps and part reduction of level of front garden to incorporate a bin storage area. New planting and alterations to the front boundary wall.

Garages at Welbeck Close, London, N12 9TU

F/03706/13

Pages: 51-66

One additional letter of objection has been received, commenting as follows:

- Disruption during construction
- Damage to landscape by heavy plant
- Garage area prone to subsidence and flooding