

MEETING**WEST AREA PLANNING SUB-COMMITTEE****DATE AND TIME****THURSDAY 6TH FEBRUARY, 2014****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 which are in additional the agenda.

Item No	Title of Report	Pages
5.1	ADDENDUM TO THE REPORT	1 - 4

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WEST AREA PLANNING SUB-COMMITTEE

6 February 2014

AGENDA ITEM 6a

**ADDENDUM TO ASSISTANT DIRECTOR OF DEVELOPMENT
MANAGEMENT AND BUILDING CONTROL'S REPORT**

6 White Lodge Close, N2 OBL
F/05261/13

The drawings have been amended since the report was published in response to the objections from residents (not at the request of officers)

The amendments have resulted in the removal of the dormers from the front and side elevations which have been replaced by roof lights to the side.

This further amendment is considered acceptable and is supported by officers.

Condition 1 should therefore be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

1318-PL-275 (P5) Proposed Site Plan; 1318-PL-285 (P4) Proposed Basement Plan; 1318-PL-286 (P4) Proposed Ground Floor Plan; 1318-PL-287 (P4) Proposed First Floor Plan; 1318-PL-288 (P5) Proposed Second Floor Plan; 1318-PL-289 (P5) Proposed Roof Plan; 1318-PL-290 (P5) Proposed North East Elevation; 1318-PL-291 (P5) Proposed South East Elevation; 1318-PL-292 (P5) Proposed South West Elevation; 1318-PL-293 (P5) Proposed North West Elevation; 1318-PL-294 (P5) Proposed Street; 1318-PL-295 (P5) Proposed Section AA; 1318-PL-296 (P5) Proposed Section BB; 1318-PL-303 3D Massing Street Views; GEA Desk Study and Basement Impact Assessment; Acoustics Plus Environmental Noise Assessment; Savills Planning Statement; Landmark Trees Arboricultural Impact Assessment; Harrison Varma Construction Management Plan; Design and Access Statement

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

Since the report was written, 9 letters were received in response to the second round of public consultation and associated amendments made by the application. The letters come from the same addresses as the original objections. The additional objections can be summarised as follow:

- Amended plans are still oversized
- Development is still out of character with the close
- Impact on residential amenity still unacceptable
- The roof should be reduced in height by 0.5 metres
- Drawings submitted with the application are inaccurate
- Tree pruning
- The objectors have indicated that they would be happy with the redevelopment if the height of the house was lowered by 0.5 metres and the three chimneys were reduced in size.

It is considered that the grounds of objections have been addressed in the committee report. Officers do not consider that the drawings submitted with the application are inaccurate. In relation to the tree pruning concerns, a condition is recommended to be added as follows:

No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree 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: 2010 *Recommendation for Tree Works* (or as amended).

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.

Condition 22 should be removed as it is a duplicate of condition 20.

Westchester Court, Westchester Drive, NW4 1RB
H/05296/13

An additional letter of representation was received stating that the neighbour's concerns of overlooking and loss of privacy had not been taken into account.

Paragraph 1 on Page 9 should be amended to read:

The existing flat roof, fronting the proposed conservatories, would not be used as an amenity area for the future residents. To ensure its continued restricted

use for maintenance purposes only, a condition is recommended. Further, to ensure that views of the balcony to flat 22 are prevented, the applicant has proposed a 1.7m high privacy screen to the proposed 7th floor deck areas. The proposed conservatories would be sited 6.3m behind the railings enclosing the existing balcony below. In view of the proposed relationship, the lightweight structure of the conservatory construction and the modest increase in maximum height to the proposed 8th floor, it is considered that the proposed additions would not result in an undue loss of sunlight or daylight to the flats below. In addition, these measures will ensure that the proposal does not result in overlooking or loss of privacy to the occupiers of the neighbouring residential properties, To ensure that the existing residents directly below the development do not suffer from undue noise and disturbance from the flats above, it is recommended that a noise insulation condition be attached.

The new flats will be located in the same orientation as the existing flats and therefore the new development is considered to add no additional harm to the neighbouring occupiers.

Convent of St Mary at the Cross, Priory Field Drive, HA8 9PU
H/00579/13

The 'Proposal' should be amended to read as follows:

New residential units:

5no. 4 bedroom houses

Convent of St Mary at the Cross, Priory Field Drive, HA8 9PU
H/00459/13

Condition 26 should be amended to read as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the entire site hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

The 'Proposal' should be amended to read as follows:

New residential units:

5no. 4 bedroom houses

