

MEETING**FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE****DATE AND TIME****MONDAY 28TH JULY, 2014****AT 6.00 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 were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
	Addendum to Reports	

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FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE

28th JULY 2014

Agenda Annex

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

Order of Business

Page 1

Ref: F/0002/14

UCS Sports Ground, Ranulf Road

Addition to Recommendation 1:

5. Monitoring of the agreement £250

Amendment to condition 1 – plan no. 593/04 P4 (not P2), add TRK_004A

Amendment to condition 3 – plan nos. 593/001 P5 and 593/002 P5

Amendment to condition 30 – "...proposed maintenance area and building..."

Add condition 31 – Before the development commences, details of the design and siting of the access gates shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS1 of the Adopted Barnet Core Strategy (2012).

Recommendation 3 – should refer to Assistant Director of Development management and Building Control.

A further letter from one of the residents who initially has objected to the proposals was received.

The comments above are noted and it is considered that the objections are addressed within the main report. Notwithstanding this the following points are added.

In terms of security,

The details of the gates would be secured by condition.

The LPA is satisfied that the proposed maintenance building would not be harmful to neighbouring amenity in either visual terms given its relatively low height and distance from boundary to no.50 Farm Avenue or from noise and disturbance providing that it is controlled by conditions. It is considered that such a building could be accommodated satisfactorily within the streetscene

In reference to the objection from LB Camden, Highways officers are satisfied that the proposed development would provide an appropriate level of parking in general accordance with the Mayor's London Plan. The roads affected are entirely within LB Barnet.

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Ref: F/01637/14

7 Elmcroft Avenue NW11

Highways officers have commented on the scheme as follows:

1 parking space per dwelling is proposed.

The proposed development will need to provide parking spaces in the range of 3 to 4 parking spaces to meet the parking standards as set out in the Development Management Policies of the Barnet Local Plan approved in 2012.

The parking provision is falling short by 1 parking space. However, taking into consideration the following:

- The site is located in a Town Centre location close to local amenities and public transport with PTAL Score of 5.
- The site is within an All Day Control Parking Zone (CPZ).

The proposal is acceptable on highways grounds subject to the above comments, conditions and informatives.

P105

Ref: F/01318/14

Roman House, 296 Golders Green Road

Letter of representation has been received on behalf of the applicant which makes the following points:

- A majority of the local patients using the facilities at Roman House belong to the Jewish Community. Therefore, Sunday is the only time at the weekend available for those wishing to visit the doctors outside of the working week because Saturday is the Sabbath (day of rest).
- Letters of objection have been received from residents with regard to noise disturbance from machinery and people using the site. The site is restricted by conditions limiting noise from machinery and the applicant would continue to adhere to such conditions.
- Complaints have also been received regarding the car park gate opening and closing. The applicant is also looking to improve the maintenance of the front gates to reduce the potential of disturbance.

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Ref: F/01435/14

4 Linnel Drive

Amended plan numbers to match those submitted to the Hampstead Garden Suburb Trust;

1244/AP 00K; 1244/AP 01K (II); 1244/AP 02K; 1244/AP 03K(II); 1244/AP 04K; 1244/AP 05K; 1244/AP 06K; 1244/AP 08K; 1244/AP 09K (II); 1244/AP 21K; 1244/AP 32K;

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Ref: F/02664/14

12 Wentworth Close N3 1YP

One of the objectors who requested to speak this evening will not be able to attend the meeting and as a result has requested that the following additional comments be made known to the committee when they consider the application:

- The report states that the application site can accommodate two cars however the proposed parking spaces on the site plan are too small to accommodate two cars. There is a telegraph pole at the front of the property at the boundary of No. 11 which would affect the ability to park two cars.
- The proposal is for a two storey side and rear extension and whilst the application does not seek permission to convert the property into flats; the proposal will provide 5 bedrooms with en suite bathrooms and the intensification of use of the site will lead to increased levels of noise and disturbance.
- The proposed two storey side extension will be harmful to the character and appearance of the street scene.
- The density appears excessive to be compliant with Policy CS3 of the Adopted Local Plan Core Strategy DPD2012.

Officer's comments:

- The application seeks permission for the erection of a two storey side and rear extension and whilst the extensions will provide bathrooms in the proposed bedrooms the council have assessed the application site as a single family dwelling and therefore the decision relates to the merits of constructing a two storey side and rear extension and not a change of use of the site property. Furthermore the application site could normally be converted into a small scale House of Multiple Occupation (Up to 6 units) without planning permission under Use Class C4.
- The proposed site plan shows two proposed parking spaces and whilst it is acknowledged that proposed parking spaces may be too small; the application seeks permission for extensions to the existing family

house and not an application for new residential units and therefore the new parking spaces would not be a requirement under policy DM17 of the Local Plan.

- The impact of the two storey side and rear extension on the character and appearance of the area is considered in the report however it is considered that the proposed two storey side extension would be set back from the front of the property by 5.1 metres and is not considered to be harmful to the character and appearance of the street scene.
- The Local Plan Policy CS3 relates to the growth and distribution of new housing and as the proposal is not for new housing; the density of the area has not been considered.

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Ref: F/01104/14

79 Friern Park

One of the objectors who requested to speak this evening will not be able to attend the meeting and as a result has requested that the following additional comments be made known to the committee when they consider the application:

"I have just learnt that revised drawings have been submitted in respect of 79 Friern Park under Reference F/01104/14, that the description of the proposed development had been amended so that it is now proposed to convert the single family dwelling house into two units.

My comments on the amended/revised proposals are as follows:

1. The proposed conversion would result in the loss of a three bedroom single family house (capable of sensitive modification/extension into a four bedroom house) and the provision of unit sizes (1 x two bedroom and 1 x three bedroom units) are not considered to be a high priority size for the Borough. The proposal would not therefore be compliant with Policy DM08 of the Local Plan Development Management Policies DPD (Adopted September 2012).
2. The proposed front parking area by reason of its coverage of the property frontage and resultant appearance would dominate the frontage of the building, would exacerbate the detrimental effect of the existing frontages to 77 and 81 Friern Park and would be detrimental to the setting of the application site and the character and appearance of the street scene in this part of Friern Park. In particular, whilst the owners of single family houses may redesign their front gardens to reduce or remove parking provision and vary the landscaping, the proposed provision of two parking spaces as part of the conversion of No. 79 would become a permanent feature and requirement of any planning consent. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (Adopted

September 2012), Policy DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guidance SPD (Adopted April 2013).

3. The proposed development appears to be located in an area of open space deficiency and consequently a contribution to open space improvement/ provision should be required if the Council is minded to grant planning permission.

Officer Comments:

1. Whilst the proposal will result in the loss of a family home. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located. Furthermore the council recognises that flat developments can make an important contribution to housing provision. There are a significant proportion of converted residential properties in the area and as a result it is considered acceptable.
2. Policy DM17 requires the provision of parking in accordance with the London Plan. Two parking spaces are proposed to comply with this policy and the location and design of these has been done in such a way as to minimise their visual impact whilst providing the relevant parking provision to comply with policy.
3. Whilst the site falls within an area of open space deficiency as identified by the Local Plan, sufficient amenity space to comply with current Council requirements is provided on site and therefore it would be unreasonable to require contributions to off-site provision.

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Ref: F/00551/14

Gloucester House, 150 Woodside Lane

Withdrawn from the agenda at the request of officers.

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