

<p><b><u>MEETING</u></b></p> <p><b>CHIPPING BARNET AREA PLANNING COMMITTEE</b></p>
<p><b><u>DATE AND TIME</u></b></p> <p><b>WEDNESDAY 3RD SEPTEMBER, 2014</b></p> <p><b>AT 7.00 PM</b></p>
<p><b><u>VENUE</u></b></p> <p><b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX</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.

Item No	Title of Report	Pages
	<b>Reports of the Acting Assistant Director of Planning and Development Management</b>	

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## CHIPPING BARNET AREA PLANNING COMMITTEE

3 September 2014

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

Agenda Annex

In the Order of Business after Member's Items, substitute Reports of the Acting Assistant Director of Planning and Development Management with **Reports of the Assistant Director of Development Management and Building Control**.

**108 Holden Road**  
**B/02498/14**  
**Pages 35-48**

Insert additional Condition:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever.

Reason:

To ensure the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

Cllr Stock and Cllr Richard Cornelius have requested that the following comments be taken into account when the application is considered:-

"We have been contacted with regard to the above application and are very concerned that another house in Holden Road is being converted when large family houses are so urgently needed. Aesthetically the proposed development is displeasing. The parking is inadequate and the incremental effect of a further conversion inevitably leads to the feeling that this part of the borough is full. There is acute pressure on local schools and medical facilities."

The Right Honourable Theresa Villiers MP has forwarded a letter from a constituent objecting to the proposal for the following reasons:-

1. This proposed development is for a 8 bedroom 15 person development with only 2 offstreet parking places
2. The planning inspectorate just rejected an appeal around the 14 person development
3. This proposal would remove a semi-detached Edwardian family home property (contrary to DM08)
4. The development would
  - a. Introduce many more cars to a parking controlled road and bring more traffic near the station, schools, church, synagogue, old age home
  - b. Create parking problems and worsen congestion
  - c. Increase comings and goings
  - d. Increase noise and general disturbance
  - e. Be over intensive in use of the property
  - f. Be out of keeping and detrimental to the character and appearance of an Edwardian building
5. It would create a feeling for neighbours that they are being overlooked and a feeling of enclosure
6. It would block sunlight in the garden/house of 110 Holden Road (108 is to the south of 110 Holden Road)
7. It is aesthetically unpleasing with the extension/materials/design proposed

8. There are concerns re sufficient amenity space for the number of people and whether vertical and horizontal stacking standards are being followed

**United Reform Church, Chesterfield Road**

**B/03360/14**

**Pages 49-64**

A revised set of plans have been received which reposition the bicycle storage sheds closer to the proposed dwellings. As a result, the following alterations should be made to conditions:

Condition 1: Drawing Nos. 102, 103, 104, 105 and 109 should be replaced by Drawing Nos. 102A, 103A, 104A, 105A and 109A (received 26 August 2014).

Condition 3: Drawing No. 263/P/102 to be replaced by 263/P/102A.

Condition 6 to be amended to the following:

Before the development hereby permitted is first brought into use or occupied, the site shall be enclosed and individual plots within the site enclosed in accordance with the means of enclosure detailed on Drawing 263/P/102A.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, the amenities of the occupiers of adjoining and proposed residential properties, and to confine access to the permitted points in the interest of the free flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012).

Condition 8: Drawing No. 263/P/103 to be replaced by 263/P/103A.

Condition 13 to be deleted as its requirements are covered by amended condition 6 above.

Condition 21: replace 'the church, community building and related outdoor space' with 'the church and community building'

Insert additional conditions:

The replacement church building hereby approved shall be used for religious/worship purposes associated with the church, for associated community purposes and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

Prior to the first use of the outdoor space associated with the church and community building hereby approved, details of the proposed hours of use of the outdoor space shall be submitted to and approved in writing by the Local Planning Authority. The space shall thereafter only be used in accordance with the hours as approved.

Reason: In order to protect the amenities of the occupants of neighbouring properties, in accordance with Policy DM01 of the Development management Policies DPD.