

MEETING**CHIPPING BARNET AREA PLANNING COMMITTEE****DATE AND TIME****TUESDAY 21ST OCTOBER, 2014****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

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
	Reports of the Assistant Director of Development Management and Building Control	

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CHIPPING BARNET AREA PLANNING COMMITTEE

21 October 2014

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

Agenda Annex

32 Church Hill Road

B/04046/14

Pages 9 - 16

In condition 3, replace the words 'used in the existing building(s)' with 'those specified in the application form'.

In condition 4, replace the word 'extension' with 'outbuilding'.

In the report under 'Planning Considerations' amend paragraph 5 replacing the word 'extensions' with 'outbuildings'.

In the report under 'Consultations and Views Expressed', it should be noted that the petition is against the proposal and includes 19 signatures.

East Barnet Post Office

B/03369/14

Pages 17-28

Replaced OS map



Condition 1 add, additional marketing information received 10/10/2014

47 Station Road

B/03574/14

Pages 29-38

Since the publication of the Committee Report, amended drawings have been received which revise the appearance of the front elevation, providing two matching sash windows at first floor level, and a larger sash window within the proposed bay at ground floor level. As a result, the following changes are required to the conditions:

Condition 1: Replace Drawing Nos. PM.14.1, PM.14.2C and PM.14.4, with PM.14.1A, 2D and 4A (received 21 October 2014).

Condition 4: Replace Plan PM.14.2.B with PM.14.2D

**Cottage Farm
B/04041/14
Pages 39-46**

On 19 September 2014, Cllr Paul Edwards called in the application. Cllr Edward found the proposal to result in an improvement to the area by reason of a reduced building footprint, the removal of derelict buildings, and the provision of energy efficient units that will be screened by existing vegetation.

Add Policy DM10 to relevant Development Management Policies on Page 41

Insert the following paragraph in the end of 'Any of the harm' on page 45:

Affordable Housing

Policy DM10 states that the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites covering an area of 0.4 hectares or more. As the site area of the site is 0.96 hectares, the provision of affordable housing should form a part of this application. Such an covenant has not been suggested or agreed in respect of this requirement, and therefore the proposal would not comply with the requirements of Policy DM10 and should form a reason form an additional reason for refusal.

Add the following additional Reason for Refusal to Recommendation:

The proposed development does not include a formal undertaking to provide affordable housing contrary to Policies CS NPPF and CS15 of the Local Plan Core Strategy (adopted September 2012), Policy DM10 of the Development Management Policies DPD, the Planning Obligations SPD (adopted April 2013) and the Affordable Housing SPD

Informative 1 should include the Mayoral and Barnet CIL contributions i.e.:

- Mayoral - £39 480
- Barnet - £152 280

In reason for refusal 2, replace the word 'News' with 'Newts'

The applicant has raised concerns with the manner in which the case was handled and is of the opinion that all comments in support were not referred to in Officers Committee Report.

**55 Woodside Park Road
B/04691/14
Pages 61-74**

In the Consultations and Views Expressed section of the report, it should be noted that 13 letters of support have been received (not 5 as stated in the report)

One additional condition to be added:

Prior to the first occupation of the development hereby approved, details of a warning system or traffic management system should be submitted to and approved in writing by the Local Planning Authority to manage the one-way operation of the access road to the rear of the site. The system shall be installed in accordance with the approved details prior to the first occupation of the development hereby approved and shall be permanently maintained thereafter in accordance with the details as approved.

Reason: To ensure the safe form of access to the development and to conform to London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

One additional letter has been received from an existing objector to this scheme. The letter summarises their previous objections, and also comments as follows:

- The agent has not submitted a proposed street scene elevation showing both neighbouring properties.
- This application should be deferred to allow an appraisal to be made to consider the inclusion of the existing building in the List of Buildings of Local Architectural and Historic Interest.

A further letter of objection has been received, which in addition to supporting the above comments also expresses concern in respect to the loss of garden land to the rear of the site.

1 Willow End
B/02796/14
Pages 139-150

The Council received an amended submission. These amendments include :

- Block Plan - Correctly indicates the full extent of the decked area.
- Elevation and floor plans – Indicating pre-existing window fronting Greenway Close being blocked up.

Amended Plan Nos :

- Block Plan (Received 9.10.14) replaces block plan in report.
- Log Cabin Floor Plans (Received 21.10.14) replaces floor plan in report.

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