

**MEETING****HENDON AREA PLANNING COMMITTEE****DATE AND TIME****THURSDAY 13TH NOVEMBER, 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
	<b>Reports of the Assistant Director of Development Management and Building Control</b>	

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HENDON AREA PLANNING COMMITTEE

13 November 2014

Agenda Annex

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

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**Pages 5-16**

**112 Station Road NW4 3SN**

The description of development should read as:

*Conversion of existing 2 self contained two and three bed units on ground floor level to 4 self contained studio flats creating two additional self contained units at ground floor. Provision of 2no. additional parking spaces, proposed additional crossover and bin storage area to the front. Proposed 2no. garden shed storage areas and associated landscaping to the rear garden area. Roof extension with 2no. rear dormer windows, 2no. side dormer windows on each side roofslope to facilitate additional floorspace within the existing roofspace for the upper floor flats (flats 3,4, 5 and 6).*

Site Description and Surroundings should read as follows:

The application site is occupied by a detached building on the corner with Audley Road.

Condition 5 should be amended to read as:

*A scheme of hard and soft landscaping to the front of the property shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced and shall be retained as such thereafter.*

*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).*

Conditions 6 and 7 should be omitted as not considered necessary.

Condition 11 should be amended to read as:

*Before the building hereby permitted is occupied the proposed dormer window(s) in the side elevation facing 150 Audley Road 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).*

The following condition should be added:

*The use of the sheds hereby permitted shall at all times be ancillary to and occupied in conjunction with flats 1 and 2 and shall not at any time be occupied as a separate unit.*

*Reason:*

*To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).*

One further objection was received since writing the committee report. The summary of the objections is as follows:

- Out of character with the street.
- Change of outlook for properties on Station Road.
- Harm to amenities of surrounding occupiers.
- Exacerbate traffic issues, parking and pedestrian safety.
- Puts a strain on services, sewerage, water and highways.
- Diminishes housing stock.
- Precedent for large flat conversions.
- Negatively affect neighbours.