

<p><u>MEETING</u></p> <p>CHIPPING BARNET AREA PLANNING COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>THURSDAY 8TH JANUARY, 2015</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</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
	Reports of the Assistant Director of Development Management and Building Control	

Faith Mwende 020 8359 4917 faith.mwende@barnet.gov.uk

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CHIPPING BARNET AREA PLANNING COMMITTEE

8 January 2015

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

Agenda Annex

B/02290/14
3 Arkley Lane
Pages 15-24

The following two conditions to be added:

The privacy screen as shown on Drawing No. 2014/0882 'Proposed Plans and Elevations' Rev 2 shall be installed in accordance with the details on this drawing before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and the Residential Design Guidance SPD (adopted April 2013).

a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011).

Condition 9 to be replaced by the following:

a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011.

B/03761/14
11 Wilton Road
Pages 25-34

Condition 5 to be amended to the following:

Before the development hereby permitted commences, details of the screening to be installed along the side of the decking adjacent to the boundary with No.9 Wilton Road shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be provided in accordance with the details as approved before the extension and decking are first used and shall be permanently maintained in accordance with the approved details thereafter.

Reason: To safeguard the residential amenities of the neighbouring occupiers.

Condition 6 to be amended to the following:

a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2011).

Two further letters of objection have been received from existing objectors to this scheme. The letters summarises their previous objections, and also comments as follows:

- The increase in decking will worsen overlooking problem.
- The basement rooms are not fit for purpose.
- Increase in living space will cause further parking pressure.
- The privacy screen will result in a sense of enclosure.
- Decking will result in an increase in noise levels

B/03756/14
17 Woodside Avenue
Pages 35-44

Condition 1 to be amended to the following:

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

EX-001; EX-002; EX-003; EX-004; EX-005; EX-006; EX-007; EX-008; EX-009; EX-010; EX-011; PL-102 REV C; PL-103 REV C; PL-104 REV B; PL-105 REV B; PL-106; PL-107 REV A; PL-108 REV C; PL-109 REV A; PL-110; PL-111 REV A; PL-112; PL-113 REV A; EX-114 REV A.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Condition 7 to be replaced with the following two conditions:

a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011.

a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011).

B/05020/14
43 Oakleigh Park South
Pages 45-52

At section 4 – Public Consultation, the following clarification is provided.

Initial consultation letters were sent to 6 neighbouring properties. However, a total of 10 letters of objection have been received, and one letter of support. Two requests to speak at committee have been received.

Condition 1 is to be amended to include 'Location Plan received 3 October 2014'.

B/05370/14
Land Off High Road/Chandos Avenue, Bretheren Meeting Hall & Well Grove School
Pages 53-83

In Section Application Summary first bullet point add text:

“Demolition of existing buildings and redevelopment comprising of 70no dwellings (62no houses and 8no flats). Erection of 512sqm building for use class D1 purposes (Non-Residential Institution). Provision of associated car parking, landscaping and open space. Use of existing accesses from High Road and Well Grove. (Outline Application)”

To

“Demolition of existing buildings and redevelopment comprising of 70 dwellings (60 no houses and 10 no flats). Erection of 512sqm building for use class D1 purposes (Non-Residential Institution). Provision of associated car parking, landscaping and open space. Use of existing accesses from High Road and Well Grove. (Outline Application)”

In Section Application Summary third bullet point add text:

‘The Use Class D1 building within the development hereby approved shall only be used for the purposes of a multi-use community hub 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.’

To

‘The Use Class D1 building within the development hereby approved shall only be used for the purposes of a multi-use community hub, which may include a children’s nursery, 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.’

In Section Recommendation 1 delete existing text and replace with:

‘Recommendation 1

The applicant and any other person having a requisite interest in the site be invited to enter into a Deed of Variation varying the extant section 106 Agreement dated 29 March 2012 in accordance with the terms set out in the Application Summary section of this report.’

In Section Recommendation 2, delete first paragraph and replace with:

That upon completion of the agreement specified in Recommendation 1, the Assistant Director for Development Management and Building Control approve the planning application reference B/05370/14 under delegated powers subject to the following conditions and any changes to the wording of the conditions considered necessary by the Assistant Director for Development Management and Building Control:

In Section recommendation 2 add informative

9. In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council’s website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.