

MEETING**FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE****DATE AND TIME****TUESDAY 16TH JUNE, 2015****AT 6.00 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
	Addendum to Assistant Director of Development Management and Building Control	

Salar Rida 020 8359 7113 salar.rida@barnet.gov.uk

This page is intentionally left blank

FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE

16th June 2015

Agenda Annex

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

Page 103-122

Ref: 15/00858/FUL

Site: 105/105A Ballards Lane

The Local Planning Authority has received the following comments from the Metropolitan Police Crime Prevention Unit:

- Concerns with regards to entrance into flats at the front and at the rear which do not have barrier from the primary entrance (additional access control door).
- Details of post to differentiate retail post and residential post.
- Make recommendations for use security rated doors (PAS24 2012 minimum) for the communal and front doors of the domestic use premises and inclusion of lighting for the entrance to flats 3, 4, 5, 6 & 7 (photo-electric cell).

In light of the comments above, officers recommend the inclusion of the following condition:

Condition 21:

Before the development hereby permitted is first occupied, details of the internal communal access arrangements including location of entrance doors shall be submitted and approved in writing by the Local Planning Authority.

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

The following informatives are also recommended:

Informative 7:

The Metropolitan Police Crime Prevention Unit advises that the post is via a through-the-wall system for the flats to ensure that the safety and personal correspondence of future occupiers is not compromised.

Informative 8:

The Metropolitan Police Crime Prevention Unit advises that this development use security rated doors (PAS24 2012 minimum) for the communal and front doors of the domestic use premises and includes lighting for the entrance to flats at the rear (photo-electric cell) to ensure that the safety of future occupiers is not compromised.

Informative 9:

Fire service access should be provided in accordance with the Building Regulations, including access for fire appliances to within 45m of all points within the dwellings.

Page 131-144

Ref: 15/02596/FUL

Site: 53 - 55 Ballards Lane

Condition 1 should read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: BL-AGE-00; BL-AGE-01B; BL-AGE-02; BL-AGE-03; BL-AGE-04; BL-AE01; BL-AE02; BL-AE03; BL-AE04; BL-AE05; BL-AGP-01A; BL-AGP-02; BL-AGP-03; BL-AGP-04.

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).

The following conditions should be added:

- a) No development other than demolition works shall take place until details of all extraction and ventilation equipment to be installed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

- b) The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- The development shall be implemented in accordance with details of mitigation measures as identified within the air quality assessment dated March 2015 submitted as part of the application before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure a satisfactory amenity in regards to noise levels; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- a) No development shall take place until a scheme of proposed noise mitigation measures against externally generated traffic noise has been submitted to and approved in writing by the Local Planning Authority.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or the first occupation of the development and retained as such thereafter.

Reason: To ensure the amenities of occupiers are not prejudiced by traffic noise in the immediate surroundings, in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013), and 7.15 of The London Plan 2011.

A further objection has been received to the application. This can be summarised as below:

- Complaints from future residents will affect the use of the existing public house next door.
- Impact of noise and disturbance from existing uses will affect future residents.

Page 61-70

Ref: 15/01074/HSE

Site: 70 Rosemary Avenue

{\b 4. Public Consultation}

In response to the reconsultation letters received the line in the committee report which reads1 'response has been received, comprising 1 letter of

objection' should read 5 responses have been received letters received comprising 5 letters of objection.

The majority of the additional comments received have addressed in the main body of the report. The additional comments received which were not raised in respect of the in the initial consultation letter are as follows:

- (iv) A Council owned tree has been chopped down on the main street directly opposite No. 70 Rosemary Avenue;
- (v) The garage would be a disproportionate addition;
- (vi) The garage should be viewed in conjunction with the other extensions.

{\b 5.4 Response to Public Consultation}

With regard to the second letter of consultation, the additional points raised in the letter of objection, point (iv) is not material to the consideration in relation to this application. Points (v) and (vi) have been addressed in the main body of the report.

Add condition to read:

Within 3 months of this grant of permission, the outbuilding shall be constructed in material finishes and rendered as specified on the applicant's application form.

Reason: To ensure a satisfactory appearance to the development.

Page 51-60

Ref: 15/01860/FUL

Site: 128 Station Road

One objection raises concern with inconsistent plans, in regard to the number of new window openings facing the neighbouring plot; 130 Station Road. It should be noted that under this application, two new ground floor windows are proposed to face 130 Station Road. These windows are annotated on the plan as being obscure glazed and a condition is suggested requiring them to be obscure glazed has been applied to the recommendation. As such it is considered that the development proposed under this application will not give rise any detrimental overlooking and loss of privacy as a result of the proposals.

Page 83-94

Ref: 15/01641/S73

Site: 29 Ravenscroft Avenue

Amended plans have been received clarifying how the basement rooms will be divided between the flats.

Amend condition 1 to read

'The development hereby permitted shall be carried out in accordance with the following approved plans: RAV_P01I, RAV_P02I, RAV_P03I, RAV_P04I 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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).'

Page 25-50
Ref: 15/01377/FUL
Site: 1069 Finchley Road

No response has been received from Transport for London in relation to the consultation.

Page 123-130
Ref: 15/01624/FUL
Site: 57A Nether Street

Since the revised set of plans was made publicly available (21/05/15), three additional objection letters have been received. Most points raised were addressed as part of the Delegated Report. The new comments raised are addressed below.

Overlooking from skylight:

The rooflight is unlikely to create any significant issues of overlooking

No trees have been included in the proposed plans:

There are no protected trees on site and their removal would not require planning permission

The developer has erected an unsightly fence:

The existing fence does not form part of this proposal.

Page 17-24
Ref: 15/01761/RCU
Site: 41 Mountview Close

Add condition to read:

The imitation brickwork mesh banner enclosing the 7 air conditioning units shall be completed within three months from the date of this permission and be permanently retained thereafter.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

This page is intentionally left blank