

**MEETING****HENDON AREA PLANNING COMMITTEE****DATE AND TIME****MONDAY 27TH JULY, 2015****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX**

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

Agenda Annex

27 July 2015

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

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Pages 41-54

229 – 231 Hale Lane, London, HA8 9QF

15/02579/FUL

Further correspondence has been received from the applicant's transport consultant advising of the following regarding the highways implications of the proposed development. This contains two plans showing the relocation of the pedestrian refuge outside the site a short distance westwards. This permits safe two way access and egress from the site without preventing the turning movements to and from Hale Lane into Highview Gardens.

However, late written comments below from the Highways officers suggests that the island cannot be moved and that the access point should be moved instead.

On this basis the recommendation will remain unchanged.

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Pages 41 – 54

229 – 231 Hale Lane, London, HA8 9QF

15/02579/FUL

Comments have been received from the Transport Planner after the publication of the agenda. The Highways officer has advised that the scheme would provide sufficient car parking, cycle parking and potential for electric vehicle parking/charging. However, they have also advised that the access arrangement to the site is compromised by the location of the existing island. Relocation would not be feasible because of the necessity to maintain a pedestrian desire line. Therefore it more desirable to amend the vehicular access to the car parking area in front of the current 229 Hale Lane. A Section 278 agreement would therefore be required to secure the works to the highway.

A number of conditions and informatives were also proposed:

- A revised parking layout drawing should be provided and agreed in writing prior to the development.
- A revised access arrangement drawing should be provided and agreed in writing prior to the development.

- No development shall be occupied until alterations to the public highway are undertaken and completed.
  - Cycle parking shall be provided prior to the first occupation.
  - Disabled car parking shall be provided prior to the first occupation
  - No site works shall take place prior to the submission and agreement in writing of a Demolition, Construction and Traffic Management Plan.
  - Details of the electric vehicle charging points shall be provided and approved in writing prior to the occupation of the development.
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Pages 41 – 54

229 – 231 Hale Lane, London, HA8 9QF

15/02579/FUL

Further comments have been received from and on behalf of the neighbouring occupier at 227 Hale Lane. They advise that despite the amended plan showing the revised site outline, the site would still encroach into the neighbour's ownership and as a result, the wrong certificate of ownership has been served.

Response: The applicant has provided further Land Registry details which reflect the boundaries and the outline of the site.

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