

<u>MEETING</u> FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE
<u>DATE AND TIME</u> THURSDAY 17TH SEPTEMBER, 2015 AT 6.00 PM
<u>VENUE</u> 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
N/A	Reports of the Assistant Director of Development Management and Building Control	N/A

Edward Gilbert, edward.gilbert@barnet.gov.uk, 020 8359 3469

This page is intentionally left blank

FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE

17th September 2015

Agenda Annex

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

Page: 7

Ref: 15/03795/FUL

Site: 8 Redbourne Avenue

Site History

In relation to application F/03344/14, it should be noted that the decision was subject to an appeal and the appeal was dismissed. The application was refused by officers for the following reasons:

1. The proposed conversion to flats, by reason of the number of units proposed and associated general activity, would be an over-intensive use of the site detrimental to the amenities of neighbouring occupiers. The proposals are contrary to policies DM01 and DM04 of the Adopted Barnet Development Management Policies 2012.
2. The proposals by reason of the ground floor layout with bedroom of flat adjacent to living room of no.6 Redbourne Avenue would provide a poor level of amenity for future occupiers. The proposals would be contrary to policies DM02 and DM04 of the Adopted Barnet Development Management Policies 2012 and Supplementary Planning Document on Sustainable Design and Construction.
3. The proposals by reason of the size of the bin storage area required would be detrimental to the character and appearance of the streetscene and general locality, contrary to policy DM01 of the Adopted Barnet Development Management Policies 2012 and Supplementary Planning Document on Sustainable Design and Construction.

The appeal was dismissed for the following reasons:

1. Four independent households and associated comings and goings would represent an unacceptable intensification of use, giving rise to considerable noise and disturbance to neighbours.
2. Location of a proposed bedroom adjoining a living room in the adjoining property, giving rise to noise and disturbance to future occupiers.
3. The number of bins on the frontage would be unsightly and detrimental to the character and appearance of the area.

Amended condition 4:

Prior to the commencement of the development hereby approved a full scheme of the measures to be installed in the development to minimise the transmission of noise between the proposed units and between the proposed units and the accommodation in the adjoining dwellinghouse shall be submitted to the Local Planning Authority and approved in writing. The scheme of measures approved under this condition shall be implemented and installed in the development in their entirety prior to the first occupation of the new dwellings hereby approved.

Reason:

To safeguard the amenities of occupiers of neighbouring residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

Additional condition 8:

Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. PL03 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

Additional Informative:

If the proposal is carried out it will be necessary for the existing crossover to be amended by the highways Authority and for new crossovers to be constructed. Any new crossovers or amendments to existing crossovers will be subject to detailed survey assessment as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense.. Any street furniture including lamp columns, affected by the proposed crossover would be relocated at the applicant's expense. Relocation of lamp columns may not just relate to the lighting column directly in front of the applicants property. Amendments may also be required to other lighting columns along the road to ensure adequate street lighting coverage is maintained.

The proposal will require alterations to on street parking bays which will be subject to a statutory consultation.

The applicant should submit a vehicle crossover application to London Borough of Barnet, NLBP, 11th Floor, Barnet House, 1255 High Road, Whetstone, London N20 0EJ

The applicant is advised that following the outcome of the detailed crossover inspection the position of the proposed crossovers (and parking layout) may need to be amended.

Page: 25

Ref: 15/04406/HSE

Site: 29 Holly Park Gardens

Amend condition1 – add plan no. F106-A-201E

Page 77:

Ref: 15/01175/HSE

Site: 49 Hodford Road

Extracts from the submitted Daylight and Sunlight Study by 'Right of Light Consulting' Chartered Surveyors are attached.

This page is intentionally left blank

Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- G1



Project Name: 49 Hoiford Road, London NW11 8NL
 Drawing Title: Appendix 1 - Neighbouring Windows
 Date: Do not scale
 Drawing No: 1 of 1
 Rev: 1
 Date: 10/11/2011
 Details of revision:

RIGHT OF LIGHT CONSULTING
 Chartered Surveyors

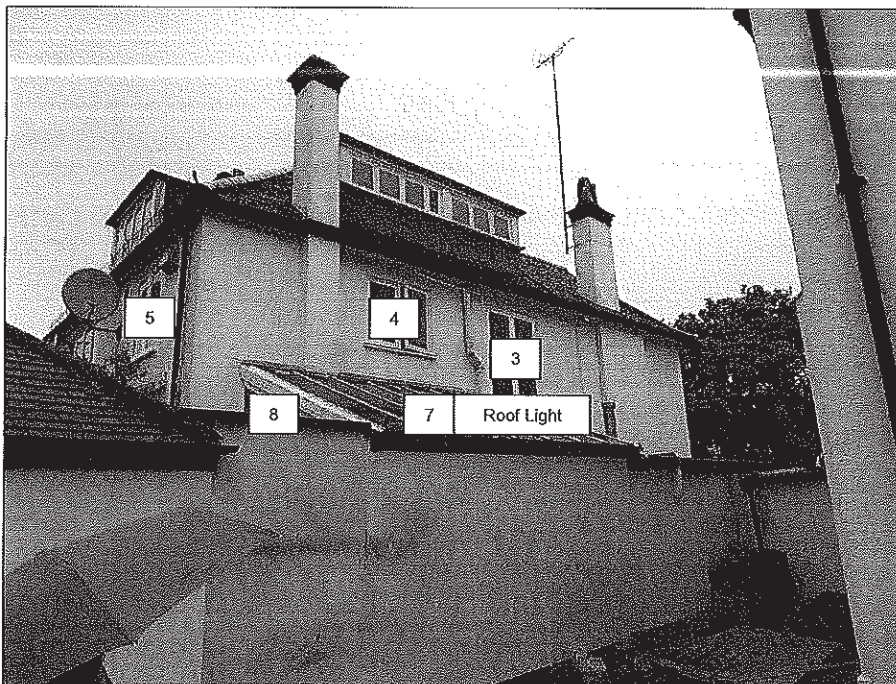
Burley House
 15 - 17 High Street
 Rayleigh,
 Essex S26 7EW
 Tel: 0800 187 4836

enquiries@right-of-light.co.uk
 www.right-of-light-consulting.com

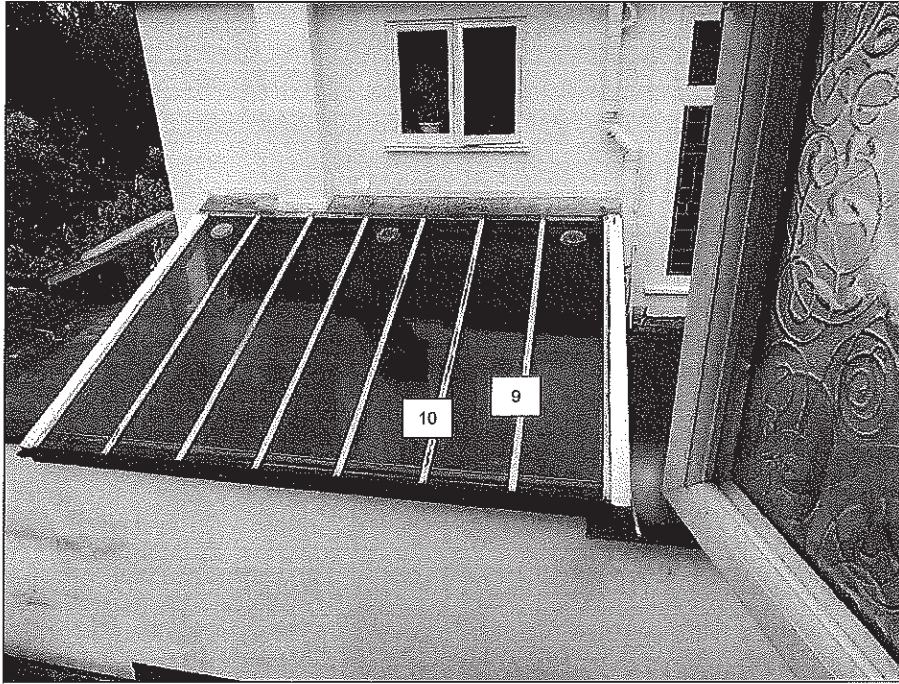
Neighbouring Windows



51 Hodford Road



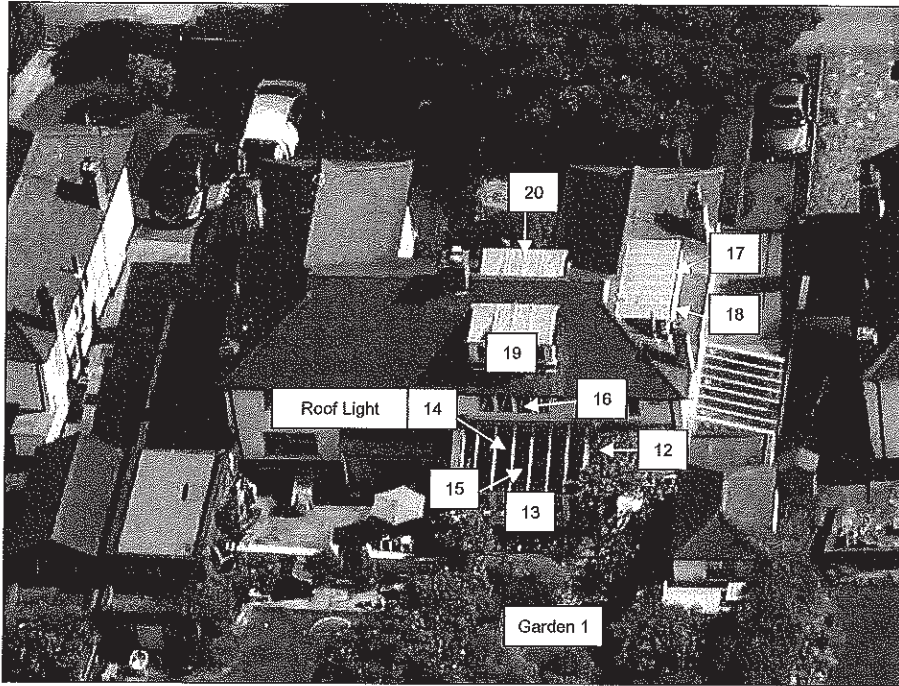
51 Hodford Road



51 Hodford Road



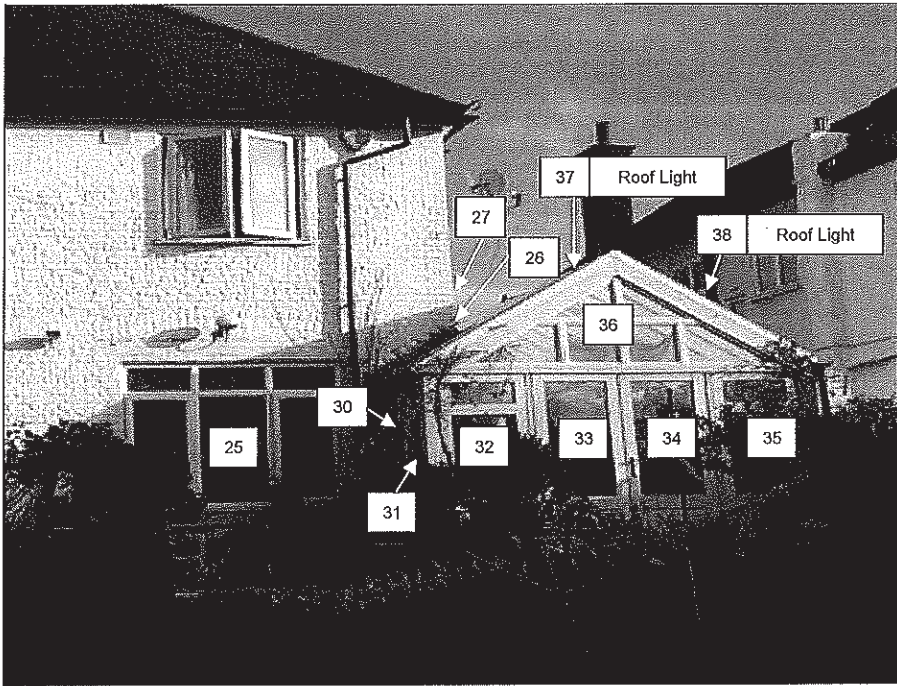
51 Hodford Road



51 Hodford Road



47 Hodford Road



47 Hodford Road

APPENDIX 2
DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
49 Hodford Road, London NW11 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>51 Hodford Road</u>					
Window 1	Habitable	36.7%	36.7%	0.0%	1.0
Window 2	Habitable	35.6%	35.6%	0.0%	1.0
Window 3	Habitable	28.7%	26.9%	1.8%	0.94
Window 4	Habitable	30.6%	28.9%	1.7%	0.94
Window 5	Habitable	36.9%	36.9%	0.0%	1.0
Window 6	Habitable	16.2%	15.3%	0.9%	0.94
Window 7	Habitable	64.5%	57.4%	7.1%	0.89
Window 8	Habitable	35.6%	34.5%	1.1%	0.97
Window 9 (Secondary)	Habitable	20.6%	15.1%	5.5%	0.73
Window 10 (Secondary)	Habitable	18.4%	13.2%	5.2%	0.72
Window 11	Habitable	33.3%	33.2%	0.1%	1.0
Window 12	Habitable	24.5%	23.3%	1.2%	0.95
Window 13	Habitable	38.6%	38.6%	0.0%	1.0
Window 14	Habitable	69.5%	69.4%	0.1%	1.0
Window 15	Habitable	27.4%	27.4%	0.0%	1.0
Window 16	Habitable	37.1%	37.1%	0.0%	1.0
Window 17	Habitable	38.0%	38.1%	-0.1%	1.0
Window 18	Habitable	38.2%	38.3%	-0.1%	1.0
Window 19	Habitable	39.5%	39.5%	0.0%	1.0
Window 20	Habitable	38.6%	38.6%	0.0%	1.0
<u>47 Hodford Road</u>					
Window 21	Kitchen/Dining	38.9%	27.9%	11.0%	0.72
Window 22	Kitchen/Dining	37.7%	32.7%	5.0%	0.87
Window 23	Kitchen/Dining	39.0%	35.6%	3.4%	0.91
Window 24	Kitchen/Dining	38.6%	36.2%	2.4%	0.94
Window 25	Kitchen/Dining	36.1%	35.4%	0.7%	0.98
Window 26	Kitchen/Dining	13.5%	13.5%	0.0%	1.0
Window 27	Kitchen/Dining	14.0%	14.0%	0.0%	1.0
Window 28	Bedroom	36.2%	35.5%	0.7%	0.98
Window 29	Bedroom	36.4%	36.3%	0.1%	1.0
Window 30	Habitable	20.3%	18.2%	2.1%	0.9
Window 31	Habitable	22.9%	21.0%	1.9%	0.92

Appendix 2 - Vertical Sky Component
49 Hodford Road, London NW11 8NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Habitable	39.3%	39.1%	0.2%	0.99
Window 33	Habitable	39.2%	39.1%	0.1%	1.0
Window 34	Habitable	39.2%	39.0%	0.2%	0.99
Window 35	Habitable	39.1%	39.0%	0.1%	1.0
Window 36	Habitable	39.5%	39.5%	0.0%	1.0
Window 37	Habitable	0.1%	0.1%	0.0%	1.0
Window 38	Habitable	67.3%	67.3%	0.0%	1.0

Appendix 2 - Daylight Distribution
49 Hodford Road, London NW11 8NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>47 Hodford Road</u>					
Window 21	Kitchen/Dining	99%	99%	0.0%	1.0
Window 22	Kitchen/Dining	99%	99%	0.0%	1.0
Window 23	Kitchen/Dining	99%	99%	0.0%	1.0
Window 24	Kitchen/Dining	99%	99%	0.0%	1.0
Window 25	Kitchen/Dining	99%	99%	0.0%	1.0
Window 26	Kitchen/Dining	99%	99%	0.0%	1.0
Window 27	Kitchen/Dining	99%	99%	0.0%	1.0
Window 28	Bedroom	97%	97%	0.0%	1.0
Window 29	Bedroom	93%	93%	0.0%	1.0
Window 30	Habitable	100%	100%	0.0%	1.0
Window 31	Habitable	100%	100%	0.0%	1.0
Window 32	Habitable	100%	100%	0.0%	1.0
Window 33	Habitable	100%	100%	0.0%	1.0
Window 34	Habitable	100%	100%	0.0%	1.0
Window 35	Habitable	100%	100%	0.0%	1.0
Window 36	Habitable	100%	100%	0.0%	1.0
Window 37	Habitable	100%	100%	0.0%	1.0
Window 38	Habitable	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows
49 Hodford Road, London NW11 8NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>51 Hodford Road</u>									
Window 3	Habitable	70%	69%	1%	0.99	17%	15%	2%	0.88
Window 4	Habitable	72%	71%	1%	0.99	22%	21%	1%	0.95
Window 5	Habitable	51%	51%	0%	1.0	18%	18%	0%	1.0
Window 7	Habitable	77%	61%	16%	0.79	17%	7%	10%	0.41
Window 8	Habitable	56%	51%	5%	0.91	18%	13%	5%	0.72
Window 9 (Secondary)	Habitable	50%	41%	9%	0.82	9%	2%	7%	0.22
Window 10 (Secondary)	Habitable	43%	31%	12%	0.72	6%	0%	6%	0.0
Window 11	Habitable	54%	53%	1%	0.98	17%	16%	1%	0.94
Window 12	Habitable	53%	52%	1%	0.98	23%	22%	1%	0.96
Window 13	Habitable	57%	57%	0%	1.0	19%	19%	0%	1.0
Window 14	Habitable	72%	71%	1%	0.99	25%	24%	1%	0.96
Window 15	Habitable	40%	40%	0%	1.0	9%	9%	0%	1.0
Window 16	Habitable	51%	51%	0%	1.0	18%	18%	0%	1.0
Window 17	Habitable	78%	79%	-1%	1.01	27%	28%	-1%	1.04
Window 18	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 19	Habitable	58%	58%	0%	1.0	20%	20%	0%	1.0
<u>47 Hodford Road</u>									
Window 21	Kitchen/Dining	58%	50%	8%	0.86	20%	20%	0%	1.0
Window 22	Kitchen/Dining	57%	53%	4%	0.93	19%	19%	0%	1.0
Window 23	Kitchen/Dining	59%	58%	1%	0.98	21%	21%	0%	1.0
Window 24	Kitchen/Dining	57%	56%	1%	0.98	19%	19%	0%	1.0
Window 25	Kitchen/Dining	50%	50%	0%	1.0	11%	11%	0%	1.0
Window 26	Kitchen/Dining	36%	36%	0%	1.0	6%	6%	0%	1.0
Window 27	Kitchen/Dining	35%	35%	0%	1.0	13%	13%	0%	1.0
Window 28	Bedroom	53%	53%	0%	1.0	20%	20%	0%	1.0
Window 29	Bedroom	54%	54%	0%	1.0	21%	21%	0%	1.0
Window 32	Habitable	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 33	Habitable	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 34	Habitable	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 35	Habitable	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 36	Habitable	63%	63%	0%	1.0	22%	22%	0%	1.0
Window 38	Habitable	83%	83%	0%	1.0	24%	24%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
49 Hodford Road, London NW11 8NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>51 Hodford Road</u>								
Garden 1	294.72 m2	272.32 m2	92%	272.32 m2	92%	0.0 m2	0%	1.0

APPENDIX 3
OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 : Overshadowing to Gardens and Open Spaces

Key



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



Receives at least two hours sunlight on 21st March before and after the development.

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Project Name: 49 Holford Road, London NW1 8NL

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

Scale: Do not scale

Drawing No: 1 of 1

Date: / /

Drawn by: /

Checked by: /



RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel: 0800 187 4888

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

