

<b><u>MEETING</u></b> <b>FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 15TH OCTOBER, 2015</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b>

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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# FINCHLEY & GOLDERS GREEN AREA PLANNING COMMITTEE

15 October 2015

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

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### **Page 47-58**

**Reference: 15/02046/HSE**  
**95A Hodford Road, NW11**

Additional condition:

"The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012)."

### **Page 59-76**

**Reference: 15/01592/FUL**  
**6 Beechworth Close, NW3**

Amended condition 10:

"Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouses (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8, 7.2 and 7.6 of the London Plan (2015) and policies DM02 and DM03 of the Barnet Development Management Policies document (2012)."

Page 68 – Site History

Add: F/01083/13 - Erection of two new three-storey detached dwellings with basement accommodation using existing vehicular access from Beechworth Close, following demolition of an existing two-storey detached dwelling house – Approved 8.5.13.

Page 73: Response to public consultation

From further investigation it appears that the verge itself may not be in the ownership of the applicant although they have the right to use it. However, it is considered that this fact in itself does not materially affect the planning merits of the scheme.

### **Pages 77-86**

**Reference: 15/02918/FUL**  
**Address: The Alexandra 1 Church Lane London N2 8DX**

Since the report was published, the following further comments have been submitted specifying a strong support of the application on the following grounds:

- Objections (anonymous letters) have raised negative feelings towards the restaurant.
- No noticeable increase in traffic or noise (Church Lane although quiet is by High Road which is a busy road)
- Restaurant has made "an enormous effort to create a wonderful environment for a relaxing evening out"
- Use replaces a pub, with worst conditions in terms of drinking
- East Finchley is diverse and this compliments it

The following additional comments have also been received objecting to the scheme:

- Shisha element is a material change of use
- Pub had no smoking area (people smoked at the front)
- Residents woken up by customers
- "laughing gas" containers left on pavement
- Smell of smoke and noise entering gardens of neighbours
- Neighbours tricked into signing a letter of support

With regards to the final comment, officers have received comments indicating that there have been letters of support submitted on behalf of residents who do not support the scheme. The council has only considered the comments received following the formal consultation carried out.

In addition, the following further comments have been received from Environmental Health:

- Recommend refusal of the scheme as the nature of the structure is likely to lead to noise and odour complaints, particularly during the summer months when residents are likely to keep windows open and sit in their gardens.

Notwithstanding the comments from Environmental Health, planning officers recommend that consideration should be given to the current lawful use of the site as a pub with a garden. On balance, it is considered that the following additional conditions would address concerns regarding noise and disturbance:

**Condition 8:**

a) The use shall not commence on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise generated from the use and measures to be implemented to address its findings has 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 measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the amenities of residents are not prejudiced by mixed use noise in the immediate surroundings in accordance with Policy 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.

**Condition 9:**

No music shall be played under the rear partially enclosed canopy structure or outside of the building hereby approved at any time.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011.