

<u>MEETING</u> PLANNING COMMITTEE
<u>DATE AND TIME</u> WEDNESDAY 28TH OCTOBER, 2015 AT 7.00 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
6.1	REPORTS OF THE ASSISTANT DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL	1 - 4

Ola Dejo-Ojomo ola.dejo-ojomo@barnet.gov.uk 020 8359 6326

This page is intentionally left blank

PLANNING COMMITTEE MEETING

Thursday 28th October 2015, 7.00PM

AGENDA ITEM 6a

**ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF DEVELOPMENT
MANAGEMENT AND BUILDING CONTROL**

Reference: 15/02918/FUL

Address: The Alexandra 1 Church Lane London N2 8DX

The application has been withdrawn from the agenda.

Reference: 15/04907/S73

Address: 847-851 Finchley Road, London, NW11 8LX

The description of development should read as follows:

Variation of condition 1 (plan numbers) of planning permission F/04552/13 dated 07/01/14 for 'Erection of a part 3, part 4 storey building comprising 25No. self contained flats, following demolition of existing temple, ancillary buildings and 2No residential dwelling houses. Formation of basement parking for 25 cars and cycle storage. Associated landscaping and vehicular access from Helenslea Avenue'. Variation to include amalgamation of 2no. units at first floor level within the block on Helenslea Avenue, including new terrace. To provide a total of 24 self contained flats. New condenser unit on rooftop.

The following condition should be added:

Prior to the installation of the proposed condensor, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development of the new condenser unit. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should 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 contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

Informative 2 should be amended to read as:

The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £117495.00 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £0 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

15/04371/S73

Stonegrove and Spur Road Estate, Edgware, HA8 8BT

The application has been withdrawn from the agenda.

Reference: 15/04857/FUL

Brookdene, 71 Holden Road, London, N12 7DR

1	<p>Additional objection (from one member of the public) received as follows:</p> <p>The trees and open spaces are enjoyed for their beauty and it is requested that this local beauty is retained and that any harm to this amenity is prevented.</p>
2	<p>Amendments to the published draft heads of terms</p> <p>In relation to the Travel Plan incentives, amendment is required to the overall cost of the incentives for 43 units. This cost should be £6,450 and not £8400.</p>
3	<p>In relation to the Woodland Management Plan, the following is added to the head of term (i):</p> <p>The Council's named officer will authorise the implementation of the Woodland Management Plan five year programme which shall be implemented in full accordance or make appropriate alterations and proposals which shall subsequently be authorised for implementation as appropriate.</p> <p>In the case that the land is not acquired by the developer before 1 August 2016, the developer shall make a contribution of £300,000 to the Local Planning Authority for the management and maintenance (by the Council or any other agency, organisation or body) of the woodland area and Site of borough importance for nature conservation in lieu of the carrying out of a woodland management plan. Should the land be acquired by the developer after the 1 August 2016, the Council must be granted the right to manage the land to the rear of Brookdene as it sees fit.</p>
5	<p>Addition to paragraph 2 of section 2 (p71):</p> <p>A Tree Preservation Order (TPO) was designated on Tuesday 20 October. This area relates to land to the rear of 71 Holden Road and extends south to the rear of 51 Holden Road along the</p>

eastern side of Dollis Brook. With respect to the application site, the designation begins at the rear building line of the existing buildings on the site. (Diagram for information purposes only)



6	<p>At the end of paragraph 1 on page 84 the following is proposed to be added:</p> <p>Although the application proposes the removal of a small number of designated trees discussed in this report, post development, the retained trees within the woodland are to be protected by way of a Tree Preservation Order which was designated on 20 October. Any works to qualifying trees will require a specific application.</p>
7	<p>Amendments to the CiL contributions Mayoral CiL will achieve £171,395 Barnet CiL will achieve £446,985</p>
8	<p>Informative regarding the stopping up of public rights of way (where and if applicable) has been added.</p>
9	<p>Amendment to density details on page 75</p> <p>Based on bedrooms, and living rooms each being greater than 20sq.m, the total number of habitable rooms in the development would be 163sq.m and the development density would be 307hr/ha.</p> <p>The scheme will still fall within the GLA's indicative density range for this type of location.</p>