

<u>MEETING</u> CHIPPING BARNET AREA PLANNING COMMITTEE
<u>DATE AND TIME</u> WEDNESDAY 4TH NOVEMBER, 2015 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX

Dear Councillors,

Please find enclosed additional papers relating to the following item for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
	Reports of the Assistant Director of Development Management and Building Control	

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CHIPPING BARNET PLANNING COMMITTEE

4 November 2015

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

15/02224/FUL
Pages 5-16
91 Brunswick Park Gardens, London, N11 1EF

Paragraph 1 of Section 3 discussed the proposal shall be amended to read as:

The proposal includes the construction of a two storey building containing four self-contained assisted living units. The building is proposed to be 13.8m wide and is between 6.3m - 8.5m deep and is 4.9m high (measured to bottom of the eaves). The building includes a combination of hipped roofs, with one prominent high hip that is 9.3m high that links to the existing building at number 91 Brunswick Park Gardens. Another hipped roof then steps down over the main part of the building, having a height of 7.5m.

Paragraph 1 discussing the harm on neighbouring amenity shall be amended to read as:

The development is separated by 2.2m (from the boundary) and 3.5m (from the flank walls) with number 89 Brunswick Park Gardens.

Paragraph 1 discussing Parking shall be amended to read as:

The proposal does not include parking for future occupiers. Para 39 of the NPPF sets out an approach on parking standards stating that: "In setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of and opportunities for public transport;
- Local car ownership levels; and
- An overall need to reduce the use of high-emission vehicles."

The Council does not have specific standards for 'Assisted living' units. Given the nature of the proposed development, the surrounding area and the availability of bus routes on Brunswick Park Road, it is not considered that the proposal would generate excessive levels of on street parking such as to prejudice highway and pedestrian safety and the free flow of traffic so to warrant a reason for refusal.

Condition 1

To be amended to read as:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 14/826/Loc01 - location plan
- 14/826/P01C - proposed site plan
- 14/826/1P02C - proposed ground floor plan
- 14/826/P03B - proposed first floor plan
- 14/826/P04B - proposed roof plan
- 14/826/P05A - proposed north elevation
- 14/826/P06B - proposed East elevation

14/826/P07B - proposed West elevation

14/826/SUR01 - existing site plan
Design and Access Statement

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).

Condition 5

To be removed

Condition 7

To be amended to read as:

a) The site shall not be brought into use or first occupied until details of the acoustic fencing located on the common boundary with No 89 Brunswick Park Gardens, have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

The following additional conditions are suggested:

i) Refuse and Recycling

a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation 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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012)

ii) Tree Protection

a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection to trees in and around the site have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the scheme of temporary tree protection as approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2015.

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