

MEETING**FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE****DATE AND TIME****WEDNESDAY 9TH DECEMBER, 2015****AT 7.00 PM****VENUE****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
1.	ADDENDUM	1 - 6

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FINCHLEY & GOLDERS GREEN AREA PLANNING COMMITTEE

9th December 2015

ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND PLANNING ITEM 15
CONTROL'S REPORT

Pages: 49 to 82

Reference: 15/06097/S73

Chandos Lawn Tennis Club

Amend condition 10:

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced (***other than for Groundworks and Site Preparation Works***).

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015

Remove conditions 11,12,16 and 19 and add:

a) **Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 110 litres (including a fixed factor of water for outdoor use of 5 litres/ person/ day) of water is consumed per person per day. The development shall be maintained as such in perpetuity thereafter.**

b) **Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (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.**

c) **Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve**

an improvement of not less than 25% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and policy 5.15 of the London Plan (2015). 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). To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012) and policies 5.2 and 5.3 of the London Plan (2015).

Amend condition 28

Before the development hereby permitted **is occupied** details of the Electric Vehicle Charging Points with 20% active and 20% passive shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the Electric Vehicular Charging provision is in accordance with the London Plan requirements.

Amend condition 29

Any remediation of contamination on the site required under condition application 15/05436/CON detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012) and 5.21 of the London Plan 2011.

Amend condition 32:

Before development commences (**other than for Groundworks and Site Preparation Works**), 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 ventilation/extraction plant. 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 in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

Amend condition 36:

Before the development hereby permitted commences (**other than for Groundworks and Site Preparation Works**), details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

- details of dormer windows
- details of chimney stacks
- details of eaves
- details of parapets
- details of balconies
- details of doors including garage doors
- details of door canopies
- details of window aprons and heads
- details of tile creasing
- details of rainwater goods
- details of boiler flues and other extract/intake terminals
- details of roof ventilation
- details of gates
- details of signage and lighting

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 and DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

Page 26, Impact on Highways: Revised Access Arrangements, this is exactly the same as approved under the original planning permission.

Pages: 19 to 48

References: 15/04900/FUL
1069 Finchley Road

Additional correspondence was received from two residents who had already objected to the scheme. Some of these issues relate to the removal of the wall, which is addressed in the main report.

Amend condition 3:

a) No development (**Other than demolition**) shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

Amend condition 6:

a) **The development shall not be occupied until** details of all extraction and ventilation equipment to be installed as part of the development have 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 development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced 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 Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

Amend condition 9:

a) **The development shall not be occupied until** a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and 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 proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

Amend condition 11

a) No development shall take place (**Other than demolition**) until a scheme of proposed noise mitigation measures against externally generated traffic noise has been submitted to and approved in writing by the Local Planning Authority.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or the first occupation of the development and retained as such thereafter.

Reason: To ensure the amenities of occupiers are not prejudiced by traffic noise in the immediate surroundings, in accordance with Policies 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 2015.

Amend condition 12:

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced (**Other than for purposes of demolition**).

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

Pages: 119 to 132

References: 15/05858/FUL

Land at Salento Close

Additional information from the agent was received regarding alternative town centre location for the provision of the proposed office;

EXISTING USE OF BUILDINGS

On the first issue, of the garages within the application site, all are used for storage rather than parking cars. Analysis of the addresses of garage users reveals the following:

- There are no garage users who live within half a mile of the application site
- 1 garage user is located over 8 miles from the site
- 5 are 2 to 4 miles away
- 4 are between 1 and 2 miles away

Clearly, the garages do not provide parking for local residents. They provide storage for people, the majority (over three-quarters) of whom live well over a mile from the site.

There are many other storage facilities available to replace the existing use (eg: Storage Finchley, Dollis Road N3, SP Facilities N3, self-storage Montpelier Road N3, Big Yellow Self-Storage, High Road, Finchley N12).

Demolition of the garages would not therefore affect parking and there are many alternative facilities locally to replace the displaced storage use.

AVAILABILITY OF SUITABLE OFFICE ACCOMMODATION

On the second issue, the applicants have been searching for suitable office accommodation in the area for many years. Offices that are available are variously too large, of unsuitable tenure, too expensive, lack parking, etc. Local agents have advised that there is nothing that meets their requirements in the area (eg: see emails from Barnett Ross and Paul Simon Seaton, below). Construction of their own, purpose-built offices on this site is the only viable option and complies with national and local planning policies.

SUSTAINABILITY

The application site is 150m from bus stops, around 400m from West Finchley tube and 800m from Finchley Central tube. Being in an accessible location and reusing previously-developed land, the proposal is a sustainable form of development.

PERMITTED DEVELOPMENT

It is worth noting that it is permitted development to change the use of a building from storage use to B1 use, which includes offices, for up to 500 sqm of floor space (Class I, Part 3, Schedule 2 of the GPDO 2015). Proposed office use is therefore acceptable in principle.