

MEETING**FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE****DATE AND TIME****WEDNESDAY 15TH JUNE, 2016****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
5.	ADDENDUM	1 - 4

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

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Pages 9-22
31 Abbots Gardens
16/1990/FUL

The following additional condition is recommended:

No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on Drawing CCL09466/TPP Rev 1 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. The development shall be implemented in accordance with the protection plan and method statement contained within the Arboricultural Report dated 10 March 2016.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 and DM06 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

Condition 6 to be amended to include the following additional clause:

xi. Measures to be taken to protect trees

Section 5.1 of the officer report should be amended to include reference to Policy DM06 as the site backs on to the Hampstead Garden Suburb conservation area. It is not considered that the proposed development works would adversely affect the setting of this conservation area.

Page 23
374B Long Lane
16/1447/FUL

Condition 1 is to be amended to replace A003 with A003 Rev A.

The wording of condition 5 is to be amended to the following (as the existing condition as worded would require a door to be fixed shut).

Before the building hereby permitted is first occupied the proposed doors and windows in the side elevations facing No.370 and No.376 Long Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter. The windows shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

Page 103:
Gloucester Court
Ref: 16/1936/FUL

Following the publication of the committee agenda, seven additional letters of objection has been received (summarised below):

- Parking/ congestion
- Noise and disturbance
- Refuse & bins overflowing
- Health and safety
- One garage owned by someone else and would interrupt construction space
- Impact during construction
- Proximity of garages to block of flats
- Against Human Rights
- Size of bi-fold doors will result in light pollution
- Against lease conditions to be used for anything other than as garages
- Obstruction of fire exists

Page 79:
31A The Park
Ref: 16/2895/FUL

Since the publication of the report, the applicant provided a revised site plan to clarify the parking provision. Condition 1 shall be amended to include the correct plan numbers and read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement 1032-AP3-D+A Part One; Design and Access Statement 1032-AP3-D+A Part Two; Daylight and Sunlight Report by GIA reference 8610; Arboricultural Impact Assessment Report and Outline Method Statement by Landmark Trees reference BKL/31aTPK/AIM/01b; Letter from Landmark Trees dated 21st April 2016 reference BKL/31aTPK/AIM/02a/Ltr; Planning Statement by First Plan; Site Location Plan; Visualisations; Parking Assessment by i-Transport reference NM/MD/DJ/ITL12040-001A TN; Drawing no. 1032-S01; Drawing no. 1032-S02; Drawing no. 1032-S03; Drawing no. 1032-S04; Drawing no. 1032-S05; Drawing no. 1032-S06; Drawing no. 1032-S07; Drawing no. 1032-S08; Drawing no. 1032-S09; Drawing no. 1032-AP3-01B; Drawing no. 1032-AP3-02B; Drawing no. 1032-A93-03A; Drawing no. 1032-AP3-04A; Drawing no. 1032-AP3-05A; Drawing no. 1032-AP3-06A; Drawing no. 1032-AP3-07A; Drawing no. 1032-AP3-08A; Drawing no. 1032-AP3-09A; Drawing no. 1032-AP3-10A; Drawing no. 1032-AP3-11A.

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).

The first paragraph of section titled “Whether harm would be caused to highway and pedestrian safety” on Page 92 of the report shall be amended to read as follows:

The proposal is for demolition of existing house and construction of 1 x 5-bedroom new houses and 4x 6 bedroom houses. A total of 10 parking spaces will be provided at the forecourt of the properties, 2 parking spaces per dwelling. The proposal includes 3 new vehicle accesses in addition to the existing crossover which will be retained.

Page 119:
16 and 18 Oakfields Road
Ref: 16/1994/S73

Condition 4 to be reworded as follows in line with the proposal and officer's recommendation:

All new windows in the side elevations facing 16 and 20 Oakfields Road shall be glazed with obscure glass only and should be permanently retained as such thereafter and shall only have a restricted opening of a maximum of 100mm.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

Page 167
8 Redbourne Avenue
Ref: 16/1270/FUL

The report should be amended to replace Page 176 para 5 with the following;

Two two-bedroom units would occupy the first floor and loft space; one two-bedroom unit would occupy part of the first floor, with access to a communal amenity space at the rear of the garden, shared with the other flat at this level and within the attic space. This unit would have a floor area of approximately 65.9m² meeting minimum gross internal area for a two bedroom unit.

The Design and Access Statement has been amended to reflect this correction.

The proposed bin store has been relocated to the rear of the site to allow for more space on the front forecourt. Amended plans have been provided to reflect this change.

Condition 1 shall be amended to include the correct plan numbers and read as follows:

PL01; PL02; PL03 A; PL04 A; PL05 A; PL06; PL07; PL08; Design and Access Statement

Condition 10 relating to parking should be amended to read as follows;

(i) No development shall commence until the final parking arrangements, including all relevant Highways consents for the removal of the two CPZ parking bays at the front of the site, have been obtained, submitted to and approved in writing by the Local Planning Authority.

(ii) The layout shall be implemented in accordance with this approval before first occupation.

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.

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