

<u>MEETING</u> CHIPPING BARNET AREA PLANNING COMMITTEE
<u>DATE AND TIME</u> TUESDAY 20TH SEPTEMBER, 2016 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
5.1	ADDENDUM	1 - 2

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CHIPPING BARNET AREA PLANNING COMMITTEE

20 September 2016

AGENDA ITEM 5a

ADDENDUM TO THE OFFICER'S REPORT

16/3056/HSE
Pages 9-18
25 Hadley Highstone

At Section 4 of the report, the reference to 'Conservation Area Advisory Group' should be changed to 'Monken Hadley and Wood Street Conservation Area Advisory Committee'.

16/4003/HSE
Pages 19-26
54 Longland Drive N20 8HJ

Since the publication of the committee report a further comment has been received by an objector in regard to this application and is summarised as follows:

- The property should not be used for a multiple dwelling unit as this will substantially undermine the status and quality of the street and neighbourhood.

The Council acknowledges the above comment and advises that there is a borough-wide Article 4 exists stating that planning permission is required anywhere in Barnet to convert a dwelling house (Use Class C3) to a small HMO (Use Class C4) where between 3 and 6 unrelated people share basic amenities such as a kitchen or bathroom. Previously this was a Permitted Development Right. Within the planning system a HMO can be a house split into separate bedsits, a shared house or shared flat. A property does not need to be converted or adapted in any way to be classified as a HMO.

Larger HMOs are properties occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom facilities. They are classified as 'sui generis' (a use like no other) and always require planning permission.

16/4334/FUL
Pages 27-40
The Hollies, Gladsmuir Road, Barnet, EN5 4PJ

Since the publication of the committee report the applicant has supplied additional information in the form of a counterpart lease for the Hollies dated 2002 and bills dated 2016 for a property described as 'adjacent the Hollies'. Neither the lease nor the bills prove the lawful use of the property to be two self-contained units.

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