

<b><u>MEETING</u></b> <b>HENDON AREA PLANNING COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>WEDNESDAY 2ND NOVEMBER, 2016</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX</b>

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 (IF APPLICABLE)	3 - 6

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# HENDON AREA PLANNING COMMITTEE

2 November 2016

## ADDENDUM TO OFFICERS' REPORT

AGENDA ITEM 5

**16/5653/FUL**  
**Pages 9-24**  
129 Millway

Condition 11 to be amended to the following:

Before the development hereby permitted is occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse containers where applicable, together with a satisfactory point of collection from the front of the property, shall be submitted to and approved in writing by the local planning authority and shall be provided at the site in accordance with the approved details before the development is occupied.

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).

One additional condition to be added, as follows:

The development hereby approved 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 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 (2016).

**16/5966/FUL**  
**Pages 25-44**  
5-7 Parson Street, Hendon

For clarification, the reason for Cllr Braun's request for this application to be referred to committee (at the end of Section 4) is as follows:

- "I want the committee to be able to note the proposed changes, and assess the impact on the surrounding area"

The report states that there have been no requests to speak. However there has been one request and the relevant person has been notified.

Within the main text of the report, under the title "Whether the principle of development is acceptable", the subtitle 'Impact on character and appearance of the street scene and surrounding area' should be added, and read:

'The application site is located on the west side of Parson Street and is sited north of the junction between Finchley Lane and Brent Street. It is located within the Brent Street Town Centre.

The buildings along this part of Parson Street vary in character and architectural style.

Opposite the site, on the east side of Parson Street is a terrace of two storey properties with commercial uses at ground floor and residential above (No. 6 – 24 Parson Street). This row of properties has a predominantly brick façade, simple fenestration at first floor and a uniform and simple cornice line.

To the west of the site on the same side of the road as the application property is Ferrydale Lodge, a substantial part two, part three, part four storey building. The building is predominantly brick façade and of a modern design comparative to the wider context (permission was dated June 1986).

As one moves north towards the application site, the buildings reduce in height and roof types vary. No. 1 Parson Street which abuts the application site to the south is a simple, brick-built two storey building with a flat roof.

Adjacent to the site to the north is Craymere Cottage, No. 9 Parson Street, which is separated from the site by Florence Street, and the adjoining properties at Fordfield Cottage, No. 11 and Oak House. These are a group of attractive brick-built terrace properties, with white front bay features. Craymere Cottage is three storeys in height with a pitched roof whilst Oak House is substantially taller and greater in width, with three storeys and a large front dormer at roof level.

This part of Parson Street is therefore characterised by a various heights, storeys and roof forms. The proposed building would three storeys in height with habitable space in the roofspace. Although three storeys in height, the eaves would not be significantly above the eaves of the building at No. 1 Parson Street. Although the ridge height of the proposed building would be greater in height than Craymere Cottage, the application site would be separated by Florence Street. Furthermore, as established, this part of Parson Street features varying roof forms and heights and therefore would not harm the street scene to an unacceptable level.

When viewed from Parson Street, it is considered that the front elevation would appear relatively in keeping with the style and design of the wider street scene, taking design inspiration of the mid-victorian brick facades including bay features, paired windows and brick window lintels. It is therefore considered that the building appears to be of an appropriate design, size and scale when viewed from the front.

As existing, the property has a blank and featureless façade elevation facing Florence Street. Florence Street is characterised two storey Victorian terrace properties with bay windows at ground floor. The application property is separated from No. 5 Florence Street by the single storey mechanics garage to the rear, which aids the transition between the proposed building and existing terrace along this side of Florence Street.

The proposal has been amended since the previous refusal to reduce the bulk and height of the roof form on this elevation. The side dormer has also been replaced with a rooflight, further reducing bulk.

The building would have a gable ended side wall facing Craymere Cottage, with the remaining of the building set back from the building line at first and second floor. The roof would be set down from the main roof, with the roof further set down on the boundary adjoining the mechanics garage. This would represent a gradual reduction in building height, to aid in the transition between Parson Street and the terrace properties along this side of Florence Street.

For the above reasons it is not considered that the proposed development would impact the character and appearance of the street scene of Parson Street or the street scene of Florence Street to an unacceptable level. It is not considered it would impact the character and appearance of the surrounding area to an unacceptable level.

-END-

The recommendation in the officer report is to be changed to the following:

**RECOMMENDATION I:**

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. Amendment to traffic order to prevent residents of the development from obtaining parking permits - £2,000
4. Monitoring of the Agreement - £200

**RECOMMENDATION II:**

That upon completion of the agreement the Planning Performance and Business Development Manager approve the planning application under delegated powers subject to the following conditions:

*(The list of conditions in the Committee Report is to remain. The following section should appear after the last Informative on the report)*

**RECOMMENDATION III:**

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 02/12/2016, unless otherwise agreed in writing, the Planning Performance and Business Development Manager REFUSE the application under delegated powers for the following reason:

The proposals would make inadequate provision for off street parking and as a result would generate significant parking pressures on surrounding roads which would result in harmful impact on highway and pedestrian safety. The proposals would be contrary to

policy DM17 of the Adopted Barnet Development Management Policies 2012 and policy CS9 of the Barnet Core Strategy 2012.