

WEST AREA PLANNING SUB-COMMITTEE

31st July 2013

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

139 Station Road H/02078/13

Highways comments:

The traffic and development team have reviewed the application and raise no objections to the proposal. In light of several factors, the proposal is for the addition of 1 x 2 bedroom flat; the site is close to public transport; the site is within a CPZ and the provision of 2-3 car parking spaces to the front of the property is in compliance with policy. The application is acceptable on highways grounds.

The following informative should be added to the report:

Waste Comments:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments:

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Windsor Court, Golders Green Road F/01879/13

Additional correspondence detailing objections has been received, which can be summarised as follows:

- The proposal makes no provision for tank rooms for heating and hot water system, and additional construction of plant will be required.
- Additional pipework will be required either external or internal to provide these services.
- The existing boilers and plant room will need to be renewed as soon as possible.
- Proposed floor plans make no provision for access to the new development either from the existing common parts stairways or by way of an external staircase or lift.
- Site layout plan shows the demolition of existing redundant room, old oil storage tank building and existing bin area for provision of additional parking spaces for the new flats. Therefore, the new refuse store would need to serve both the existing 30 flats and the proposed.
- The management company was not given any prior warning of this proposed development and has not had an opportunity to discuss any of the practical problems or arrangements that would need to be undertaken in particular services.

Amend condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: 2010 31 SLP rev A; 2010 31 01; 2010 31 02 rev A; 2010 31 03; 2010 31 04 rev A; 2010 31 05; 2010 31 05 rev A; 2010 31 06 rev A; 2010 31 06 rev B; 2010 31 07; 2010 31 08; 2010 31 09 rev B; Photographs; Design and Access Statement; Energy 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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

130 Hendon Lane N3 3SJ – Ref: F/01583/13

Amendment to the report under the heading:

Traffic and Highways

The Council Traffic and Development section has assessed the proposal and considered that the provision of travel plan would not be required at this time. However given the level of local concern regarding drop off and pick up, a condition is recommended to grant consent for the change of use for a period of 1 year to enable the Local Authority to monitor the impact on highways. In the event the application is renewed on a permanent basis then the applicant is informed that a travel plan would be required with a contribution of £5.000 towards the monitoring of the Travel Plan.