

PLANNING & ENVIRONMENT COMMITTEE MEETING

Wednesday 11th September 2013, 7.00PM

ADDENDUM TO REPORT OF THE ACTING ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Page 1-22

Reference: F/01413/13

Address: r/o 698 Finchley Road

Amendments and clarifications to the committee report:

Since the meeting on the 23rd July 2013 one further letter of objection has been received raising concerns about the impact of the proposal on the adjacent church.

The tenant of 698 Finchley Road has emailed the Mayor in support of the application making the following points:

1. Two appeal inspectors have already approved the principle of bulk and massing of the scheme on two separate occasions.
2. Since the scheme must adhere to the latest London Plan Design guidelines which require minimal design changes and height increase to that already approved, the professional team, and indeed your own officers, have no choice in this process.
3. The number of units does not hit the council's latest threshold for affordable housing, to require this would be strictly unlawful.
4. For the minimal height increase has absolutely no adverse daylight impact on the church (see attached drawing) which compares what has been approved already – with what is proposed. To suggest otherwise must be seen as 'scaremongering'.

Page 23-36

Reference: F/02305/13

Address: 1 and 1a Garth Road

Amendments and clarifications to the committee report:

Page 31 – Consultation and views expressed:

Replies: ~~3~~2 objections and 1 letter with comments

Neighbours wishing to speak: ~~3~~2

The letter with comments did not object to the proposal but asked that the committee be made aware that they were currently in negotiations with the Council for a right of access to their rear garden gate.

Page 37-52

Reference: F/02305/13

Address: 2b The Grove

Amendments and clarifications to the committee report:

Page 45 – Consultation and views expressed:

Replies: 5–4 objections and 1 letter with comments

Since the committee report was written the applicant has submitted a letter responding to the comments made during public consultation. A copy of the letter has been passed to members.

Amendment to Recommendation

Page 61

Reference: W00198AA/04

Address: Former East Camp, RAF Hendon, Aerodrome Road, Grahame Park Way, Hendon, London NW9

Amendment to Recommendation on Page 61

St George have informed the Council that, following the publishing of the committee report, a further two DMS units may be sold in the near future. Therefore, where the report and recommendation refers to 208 remaining DMS units, this will need to be amended to reflect the additional DMS units that may be sold. The alteration of the wording to the decision will allow St George the flexibility to complete the sale of any DMS that are currently in the process of being sold. The remaining balance of “up to 208 units” will then be provided as private tenure units.

The wording of the recommendation therefore needs to be amended as follows (the amended text is underlined in bold):

Recommendation

That, subject to the completion of all necessary legal and other documentation, a Deed of Variation to the Section 106 Agreement attached to planning permission W00198AA/04 is authorised to secure the following changes:-

- (i) Clause 1 (Definitions): To alter the wording to the definitions of “*Affordable Housing*”, “*Affordable Housing Contract*” and the insertion of the definitions “*Affordable Rented Housing*” and “*Affordable Rented Housing Price*”;
- (ii) Schedule R (Affordable Housing): To alter the wording of schedule R to allow the remaining unbuilt discount market sale (DMS) units (**up to** 208) to be sold as full market value private tenure units.

And to allow:

75 Shared ownership to be sold as private tenure units; and

Change in mix and tenure of the remaining 177 rented homes to be provided from social rent to affordable rent and the provision of 26 x 1 bed, 80 x 2 bed, and 71 x 3 bed flats.