

WEST AREA PLANNING SUB-COMMITTEE

9 January 2014

ADDENDUM TO ASSISTANT DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

779-781 Finchley Road, London, NW11 8DN F/05102/13

Since the report was drafted, the following comments have been received:

- "The proposal involves a reduction in the enclosed refuse storage area by approximately a quarter. As you are well aware there is already a problem with storage bins being placed in the car parking spaces instead of inside the enclosure. This will only exacerbate the problem and conflict with the originally approved plans for refuse storage."

The council considers that the reduction of the recycling centre and associated loss of one recycling bin is not considered to be detrimental to the occupiers of the units as there are sufficient refuse stores to accommodate this elsewhere. Therefore, this reason alone is not considered to warrant refusal of this application.

765 Finchley Road, London, NW11 8DS F/02743/13

Condition No. 2 *Approved Plans* should be amended to include the following Approved Details:

F/02843/13 dated 24/09/2013

Condition No. 12 should be deleted as these details have previously been approved as per the aforementioned approval of details planning reference.

The following details should be added to section 1.2 of the report under heading *Relevant Discharged Planning Conditions for Application Site*:

Application Ref:	Address	Description of Development	Decision and Date
F/02843/13	765 Finchley Road NW11 8DS	Submission of details of Condition No. 16 (Additional Plans), pursuant to appeal decision Ref APP/N5090/A/11/2151295 dated 19/09/2011 (original application reference F/00070/11.	Approved 24/09/2013

In section 1.3 under the heading *Amended Proposals* the following comments received in response to the amended proposals should be added:

- Provided the use of the gym (as a private residence gym presumably is in house only) has no effect on car usage and

- Provided this lack of local area amenity, i.e. providing commerce and thus jobs is balanced by use for facilities as was suggested in the open meeting (crèche and nursery provision) no objection is raised;
- Note a creeping away from community responsibilities since the first application;
- Although it is understood that the appeal to remove the garden annex land from the site has been allowed, it is unclear how access to this area and responsibility for maintenance will be affected.

Officer Response:

These issues are noted and have been addressed within the body of the committee report.

**387-389 Hendon Way, London,
F/02743/13**

The comments on the grounds of objection should read:

The environmental health team have reviewed the application and consider that with appropriate mitigation measures the proposed flue would not cause detrimental harm to the residential occupiers. These mitigation measures have been secured via condition which requires submission of details for the proposed flue.

Matters in regards to the ability to obtain a mortgage or the cost of insurance is not covered by planning legislation.

Matters relating to the existing presence of vermin would be covered by the environmental health team.

**2 Linden Lea, London, N2 0RG
F/04890/13**

Condition No. 1 *Approved Plans* should be updated to include the submitted tree report: Arboricultural Impact Assessment and Method Statement Report, STS Structural Engineering Ltd.

The submitted tree report demonstrates that the root protection area of the protected tree: TRE/FI/38 / T5 on the property boundary with Kingsley Way will suffer no encroachment from the proposed basement development, which is proposed to be contained within the footprint of the existing property above. In addition, protective fencing is proposed to all trees on site to ensure no damage to their health.

The following condition should be added:

Condition 83: Construction Management Plan Obligation

The comments on the grounds of objection should include the following:

In relation to concerns regarding the impact on the water table from the proposed basement development, it is not considered that this part of the Suburb is prone flooding, and such the application should cause no detriment to the water table.