

WEST AREA PLANNING SUB-COMMITTEE

6 February 2014

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

6 White Lodge Close, N2 0BL **F/05261/13**

The drawings have been amended since the report was published in response to the objections from residents (not at the request of officers)

The amendments have resulted in the removal of the dormers from the front and side elevations which have been replaced by roof lights to the side.

This further amendment is considered acceptable and is supported by officers.

Condition 1 should therefore be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

1318-PL-275 (P5) Proposed Site Plan; 1318-PL-285 (P4) Proposed Basement Plan; 1318-PL-286 (P4) Proposed Ground Floor Plan; 1318-PL-287 (P4) Proposed First Floor Plan; 1318-PL-288 (P5) Proposed Second Floor Plan; 1318-PL-289 (P5) Proposed Roof Plan; 1318-PL-290 (P5) Proposed North East Elevation; 1318-PL-291 (P5) Proposed South East Elevation; 1318-PL-292 (P5) Proposed South West Elevation; 1318-PL-293 (P5) Proposed North West Elevation; 1318-PL-294 (P5) Proposed Street; 1318-PL-295 (P5) Proposed Section AA; 1318-PL-296 (P5) Proposed Section BB; 1318-PL-303 3D Massing Street Views; GEA Desk Study and Basement Impact Assessment; Acoustics Plus Environmental Noise Assessment; Savills Planning Statement; Landmark Trees Arboricultural Impact Assessment; Harrison Varma Construction Management Plan; Design and Access 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).

Since the report was written, 9 letters were received in response to the second round of public consultation and associated amendments made by the application. The letters come from the same addresses as the original objections. The additional objections can be summarised as follow:

- Amended plans are still oversized
- Development is still out of character with the close
- Impact on residential amenity still unacceptable
- The roof should be reduced in height by 0.5 metres
- Drawings submitted with the application are inaccurate
- Tree pruning
- The objectors have indicated that they would be happy with the redevelopment if the height of the house was lowered by 0.5 metres and the three chimneys were reduced in size.

It is considered that the grounds of objections have been addressed in the committee report. Officers do not consider that the drawings submitted with the application are inaccurate. In relation to the tree pruning concerns, a condition is recommended to be added as follows:

No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

Condition 22 should be removed as it is a duplicate of condition 20.

Westchester Court, Westchester Drive, NW4 1RB
H/05296/13

An additional letter of representation was received stating that the neighbour's concerns of overlooking and loss of privacy had not been taken into account.

Paragraph 1 on Page 9 should be amended to read:

The existing flat roof, fronting the proposed conservatories, would not be used as an amenity area for the future residents. To ensure its continued restricted

use for maintenance purposes only, a condition is recommended. Further, to ensure that views of the balcony to flat 22 are prevented, the applicant has proposed a 1.7m high privacy screen to the proposed 7th floor deck areas. The proposed conservatories would be sited 6.3m behind the railings enclosing the existing balcony below. In view of the proposed relationship, the lightweight structure of the conservatory construction and the modest increase in maximum height to the proposed 8th floor, it is considered that the proposed additions would not result in an undue loss of sunlight or daylight to the flats below. In addition, these measures will ensure that the proposal does not result in overlooking or loss of privacy to the occupiers of the neighbouring residential properties, To ensure that the existing residents directly below the development do not suffer from undue noise and disturbance from the flats above, it is recommended that a noise insulation condition be attached.

The new flats will be located in the same orientation as the existing flats and therefore the new development is considered to add no additional harm to the neighbouring occupiers.

Convent of St Mary at the Cross, Priory Field Drive, HA8 9PU
H/00579/13

The 'Proposal' should be amended to read as follows:

New residential units:

5no. 4 bedroom houses

Convent of St Mary at the Cross, Priory Field Drive, HA8 9PU
H/00459/13

Condition 26 should be amended to read as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the entire site hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

The 'Proposal' should be amended to read as follows:

New residential units:

5no. 4 bedroom houses

Two additional letters of objection were received in respect of this application. The objections can be summarised as follows:

- Small service road will create substantial amount of additional traffic
- Proposal will create huge increase in traffic and pollution
- Proposal will mean a busy road at the back of neighbouring houses
- No arrangements have been made for emergency vehicles and waste collection trucks
- Need for double yellow lines to ease traffic/visibility from Hale Lane
- Not sure what plans are in place for increased parking facilities
- Unclear how traffic will pass each other on site entrance as narrow road

The objections have been considered in the main report.

194-198 Broadfields Avenue, HA8 8TF
H/04720/13

Amend recommendation 1 to read:

Approve Subject to S106

Subject to a Deed of Variation

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a deed of variation 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 **Special Site-Specific Obligation** **£0.00**
A deed of variation to planning application reference H/04874/11 previously approved.