

AST AREA PLANNING SUB-COMMITTEE

6 March 2014

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

108 Holden Road

B/00061/14

Page 87-98

Alterations to conditions

Condition 7 to be amended to:

A scheme of hard and soft landscaping to the front forecourt of the dwelling shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

Additional condition

Before the building hereby permitted is occupied the proposed dormer window at second floor level in the south west flank elevation shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

The following comment has been received from the Leader of the Council, Cllr Richard Cornelius:-

"This area is already overdeveloped and there are frequent traffic problems. The local schools are oversubscribed and there is a shortage of general practitioners in the area. We would also lose a much needed house. These problems have arisen cumulatively and any further creep should be resisted. For these reasons I believe this application represents an over-development and should be refused."

79 Leicester Road, EN5 5EL

B/04087/13

Page 41-54

Additional Objections

1 additional objection should be reported from the same address. This brings the total number of objections to 9. The objector also wishes to speak bringing the total number of speakers to 4.

The comments can be summarised as follows:

- The protected trees should be preserved and a full independent survey should be conducted to ascertain the impact of the development on the trees

The comments have been addressed in the main report.

Amend condition 12 to read:

Notwithstanding the details shown on the approved plans, before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection 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).

Additional condition

The property shall be used as self-contained units as shown on the hereby approved drawings under Class C3 (a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

90 Victoria Road, EN4 9PB

B/05688/13

Page 13-28

Additional Objections

1 additional objection to the revised plans has been received from a resident who had already objected. This can be summarised as the following:

- Original comments still stand
- Overlooking and loss of light to rear of property
- Impact on privacy
- Concerns over scale and appearance of the proposal
- Increase in noise and traffic in the area
- Proposal would exacerbate existing parking problems
- The comments have been addressed in the main report.

Amend informative 2 to read:

The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing

floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2013 setting a rate of £36.04 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £5153.72 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £19,305 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us: cil@barnet.gov.uk.

1 Elmstead Close, London, N20 8ER

B/05719/13

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Additional Comments Received from Neighbouring Occupiers

I understand that given my wife and I are unable to attend that you will attach this e-mail to the appropriate document as a supplement to ensure that our concerns are fully taken into account.

Planning Objection - Salient Points

Our main issue with the development at no 1 Elmstead is on the **IMPACT ON THE PRIVACY** of our houses in Willow End, as follows:-

1. Loft Roof windows,

These were not shown on the previously approved plans and have a devastating impact on our privacy, affording direct views into our main upstairs bedroom and downstairs lounge. The nature of the windows compounds the problem i.e.:

- they are more horizontal than sky facing as a result of the sharp roof angles of the cottage style houses in the immediate area (ours included).
- the roof windows open fully and have transparent glass.
- the floor level in the loft is such that someone standing at the loft window appears waist upwards to opposing neighbours in Willow End.

We therefore urge the Planning Committee to impose some measures to offset this impact with at the very least the following:

- enforce the installation of opaque glass.
- limit the extent to which the windows can be opened.

2. 1st Floor Facing Windows

The first floor Willow End facing windows were previously frosted glass. These are now clear glass in appearance and thereby also create Privacy issues, albeit to a lesser extent than above. Again we would ask that these be replaced with frosted glass, especially if one remains a bathroom.

Amends to Consultations and Views Expressed Section of the Committee Report

Under “*Replies*” of the “*Consultations and Views Expressed*” section of the Committee Report states that “*6 Objections have been received*”. However, in total 8 representation have been received of which 2 are favour or has no objections and 6 object to the proposal.

Substitute “loft spaces” on page 83 of the Committee Report with the following:

- “Loft spaces

In the previous planning application approved under ref: B/03679/11, there was no proposal to make use of the roof space within the dwellinghouse and therefore the roofspace remained as void loft space. However, in this application, the changes includes use of previously approved void roof space for storage and prayer room by carrying out internal alterations within roof space and installation of four rooflights to allow adequate light into proposed storage and prayer room in the roofspace. Also further two rooflights are installed in subordinate roof of the dwellinghouse (i.e. roof of the side gable facing Willow Close) to provide more light via void area above first floor stairs and landing. The proposed internal alteration to the roof space to provide additional facility for the occupants of the dwellinghouse is considered to be permitted development for which planning permission is not required.

A condition is recommended to require the rooflights to these new rooms to be obscured glazed.

Add the Following Condition:

Within 2 months from the date of this decision details shall be submitted to the Local Planning Authority in respect of ensuring that privacy of neighbouring residents is not prejudiced by overlooking from the rooflights serving the store room and prayer room in the loft space of the dwellinghouse. The details as agreed shall be installed within two months of the date the details as approved and shall be permanently retained in accordance with the approved details.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

Berkeley Court, Vines Avenue N3 2QE

F/04976/13

Page 115-124

Additional Objections

2 Additional objections have been received, 1 from a resident who had already objected. This brings the total number of objections to 17.

The comments can be summarised as follows:

- Effect on Traffic and Parking – increased number of vehicles
- Effect on Access – will block emergency vehicles
- Scale, Appearance & Impact of Proposals on Surrounding Area – no need for security gates
- Effect on Nature Conservation – loss of green spaces
- Noise and Disturbance Resulting from a Use – gates could be noisy
- Appropriate Use for the Area – proposals do not benefit local area
- Proposals would be detrimental to local character and amenity.

Add the following conditions

1) A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

2) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

3) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or

diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

4) Prior to the commencement of the proposed development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details. This shall include:

- details on the time, frequency and routing of construction vehicles and access/egress arrangements within the site;
- details of how access will be kept clear/ maintained during works;
- site preparation and construction stages of the development;
- details showing how the vehicles associated with the construction works are properly washed and cleaned to prevent the mud and dirt in any adopted highway;
- details of contractors compound and parking arrangements;

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012

5) Notwithstanding the plans submitted further details on the cycle parking provision and other facilities in accordance with details submitted to and approved by the Local Planning Authority. The cycle parking spaces shall be permanently retained thereafter.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Amend condition 5 to read:

Notwithstanding the details shown on the approved plans, before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection 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).

Amend informative 2

The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £7,560 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £29,160 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If affordable housing or charitable relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us: cil@barnet.gov.uk.

Add informative 3:

'Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications,

problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:
<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>
or requested from the Street Naming and Numbering Team via email:
street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.'

258-260 Nether Street, N3 1HT
F/00943/13

Amended Documents

The applicant amended the site plan so that it correlates with the ground floor plan

Additional Objections

3 additional objections received with no new issues raised.