

HENDON AREA PLANNING COMMITTEE

21 October 2014

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

Order of Business

Pages 5 -17

Trafalgar House, Grenville Place, London, NW7

On page 16 the following should be added:

The proposal will provide four car parking spaces for the development within the existing parking area at the site. This is in compliance with the Council's parking standards.

Pages 19-35

Newlands, Tenterden Grove, London, NW4 1SY

- Condition 11 should read as follows:

"Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first and second floor flank elevation(s), of the building hereby approved, facing Nos 57 and 59 Finchley Lane.

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)".

Page 33 under the Highways and Parking section of the report the first sentence should read as:

- The proposal is for the demolition of existing dwelling and construction of a new development consisting of 5 - 3 bedroom flats and 1 - 2 bedroom flat.

Pages 37 – 58

Middlesex University

- Page 37 should be supplemented to include the following list of obligations:
 3. The £5,000 contribution to the monitoring of a travel plan
- The wording of condition 1 in Page 37 should be amended to change plan number 13001-02-36 to 13001-02-36A.
- Conditions 4 (levels) on page 38 and condition 18 (biomass boiler) on page 42 should be removed and the remaining conditions renumbered accordingly
- The wording of the report in page 56 should be amended from “however, it is considered that in the event of approval a legal agreement should be provided by the university to ensure that there is an annual update to clearly demonstrate student numbers on the Hendon campus” to *“it is noted that the applicant shows a willingness to enter into a legal agreement to monitor student numbers, but the proposal to monitor student numbers would not meet the tests for planning obligations and therefore the provision of a legal agreement for this purpose would not be appropriate”*.

Pages 59-68

4 Katherine Close, London, NW7 1DA

- To clarify the existing parking provision of the application site is 3 spaces. However, the Highways Department has only ever required 2 parking spaces for the application site. The proposed garage will provide these 2 parking spaces and the application therefore is considered acceptable by the council’s Highways Department.

Pages 69-82

39A Flower Lane

- Page 77 makes reference to a ‘Public Right of Way’ but page 81 makes reference to a ‘Private Right of Way’. To clarify this, it is understood that the site has a ‘Private Right of Way’ and not a ‘Public Right of Way’.

Pages 101-112

93 Edgwarebury Lane

- Condition 6 should be removed
- Condition 9 should be removed
- The following condition should be added:

“6. Before the development hereby permitted is occupied the internal layout of the units as shown on approved plan numbers 04, 05, 06 shall be established. The established internal layout and use of space shall remain thereafter.

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)”.

16 Highwood Grove, London, NW7 3LY

- The additional consultation to include the properties opposite the site ended on the 11th October 2014. No further representations were received.