

FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE

1st April 2015

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

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Ref: 14/08087/FUL

Site: 31A The Park

Add informative:

If the proposal is carried out it will be necessary for the existing crossover to be amended by the highways Authority and for new crossovers to be constructed. Any new crossovers or amendments to existing crossovers will be subject to detailed survey assessment as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense.. Any street furniture including lamp columns, affected by the proposed crossover would be relocated at the applicant's expense. Relocation of lamp columns may not just relate to the lighting column directly in front of the applicants property. Amendments may also be required to other lighting columns along the road to ensure adequate street lighting coverage is maintained.

The proposal will require alterations to on street parking bays which will be subject to a statutory consultation. The tree section will be consulted regarding the highways tree in close proximity of the proposed crossovers.

The applicant should submit a vehicle crossover application to London Borough of Barnet, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP

The applicant is advised that following the outcome of the detailed crossover inspection the position of the proposed crossovers (and parking layout) may need to be amended.

Amend Condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1032-S01, 1032-S02, 1032-S03, 1032-S04, 1032-S05, 1032-S06, 1032-S07, 1032-S08, 1032-S09, 1032-AP01C, 1032-AP02B, 1032-AP03A, 1032-AP04, 1032-AP05, 1032-AP06, 1032-AP07, 1032-AP08E, 1032-AP09B 1032-AP10B, **1032-AP11**, 1032-D+A.

Amend condition 6 to read:

- a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a

method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around **retained** trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011.

Amend condition 12:

Before the development hereby permitted is first occupied parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

Site History

TPO/00188/09/F - 2 x Horse Chestnut - Remove. Standing in Group G1 of Tree Preservation Order – Approved - 23.06.2009

TPO/00187/09/F - 1 x Dangerous Ash - Remove. Standing in Group G1 of Tree Preservation – Approved - 20.04.2009

TCO/07037/14 - Application to discharge condition 1 of TPO/00188/09/F (species, size and siting of replacement trees) – Approved - 26.11.2014

Amendments to main report

Amend part 5.3 first paragraph

*'The site is located in a suburban area and is located in an area of PTAL rating 2. The London Plan advises that development should be at 35-95 units/hectare. The proposals appear to be at **30** units/hectare.'*

Add paragraph below.

'It is not considered that the proposals would harm the visual amenities of the neighbouring Metropolitan Open Land and the proposals would accord with policy DM15 of the Adopted Barnet Development Management Policies 2012 in this regard.'

A total of 27 objections have now been received to the scheme.

These include reference to overdevelopment; that 6 houses are excessive for the site, that the proposed hard landscaping and garden spaces would not enhance the area, and that the houses should be set back further from the road. Reference is also made to the loss of on street parking bays, and potential safety implications given the proximity of the site to King Alfred School.

Issue has been specifically raised regarding:

- The siting of the front building line.
- Insufficient differentiation to the houses
- Small size of front gardens

In the views of officers, the front building line, whilst further forward than that at no.31 would not harm the character of the area given the front building line of properties further to the east. No.31 is something of an anomaly within the streetscene in this regard.

The issue of differentiation between houses is considered to have been adequately addressed through the design.

The size of the proposed front gardens is not considered to be harmful to the character of the area.

It is considered that these issues are addressed in the main report.

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Ref: F/04596/14

Site: 13-15 Station Road, N3

Amend condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: 14/823/P02 B, 14/823/Sur01, 14/823/Sur02, 14/823/Sur03, 14/823/Sur04, 14/823/Sur05, 14/823/Sur06, 14/823/05A, 14/823/01A, 14/823/06B, **14/823/07A**, **14/823/08A**, 14/823/03B, 14/823/04B, 14/823/09C, Site Location 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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 £14,595 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 £56,295 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

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 CIL 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 at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories 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 can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

Add condition:

Before the development hereby permitted is occupied the proposed photovoltaic panels shall be installed in accordance with the approved plans.

Reason: To ensure that the development is implemented in accordance with the approved plans and achieves acceptable levels of environmental performance in accordance with policy DM04 of the Adopted Barnet Development Management Policies 2012 and Supplementary Planning Document on Sustainable Design and Construction.