

PLANNING COMMITTEE MEETING

Monday 18th May 2015, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL

Application: 15/00568/FUL

Pages:

Address: Moreton Close, NW7

Amend Condition 1

The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, P2303.1 .002, P2303.1 .003, AA4286 2002, 13298/TM/1, AA4286 2001, **AA4286 2011 A**, AA4286 2021, AA4286 2022, Site Location Plan, **AA4286 2010 A**, AA4286 2012, **AA4286 2020 B**, AL4286/2000,

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).

Add Condition

The premises shall be used for extra care residential purposes and for no other purpose (including any other purpose in Class C2 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.

Consultation

It is understood that a petition with 17 signatures has been received objecting to the development has been received by Barnet Homes.

A letter has been received from a doctor on behalf of one of the residents of the existing building, stating that it is advisable to rehouse the resident in Mill Hill so that they are able to remain registered at the Millway Medical Practice.

The issues of the disruption to residents, including the impact on residents of the existing Moreton Close development and any equalities and diversities issues associated are addressed in the report.

Officer's Report

Outlook/Visual Impact

Correction:

'It is acknowledged that the proposed building would be taller and closer to neighbouring properties on Salcombe Gardens than the existing buildings on site.'

Whether the proposals would harm trees of special amenity value

Correction:

The proposed Arboricultural Method Statement indicates that there would be some encroachment into the Root Protection Areas of these trees. However, existing buildings already encroach into these areas. Therefore, it would be important to ensure that trees are not harmed during construction given the likelihood of existing roots in the vicinity. Furthermore, the proposed courtyard is sited underneath the canopies of neighbouring trees.

Application: 15/00720/RMA

Pages: Appendix 1 (Conditions) - P46

Address: Land Off Brent Terrace, London, NW2. (The Brent Terrace Triangles)

Add Condition 12:

"Development shall be implemented in accordance with the Plots 53 and 54 Implementation Works Programme submitted in Appendix 5 of the Explanatory Report (March 2015). Revisions to the programme as a result of the approval of the Detailed Delivery Programme under Condition 5.1 or for any other minor revisions shall be submitted to and approved in writing by the LPA.

Reason: To ensure the satisfactory appearance and timely delivery of the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy C1 and C4 of the Chapter 12 saved UDP Policies the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2011."