

HENDON AREA PLANNING COMMITTEE

4th FEBRUARY 2016

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

Page 17

Ref: 15/07849/HSE

16 Tretawn Gardens, NW7 4NR

Site Description

Section 1 of the report (page 21 - the site description) shall be amended to read as follows:

"The application site is a two storey detached dwelling located on the south eastern side of Tretawn Gardens within the Mill Hill ward."

Policies

In section 5.1 of the delegated report, the Barnet Local Plan policies shall be amended to include the following additional policies:

CS9, CS13, DM03, DM04 and DM17

Response to Public Comments

Section 5.4 of the report shall be amended to include responses to the following comments on the application (summarised in section 4 of the report):

Objection- "loss of garden" and "more than 50% of garden taken up by concrete"

Response- The reduction in the area of garden resulting from the proposal is not considered to be unacceptable and would not warrant a refusal of planning permission.

Objection- "precedent for basement extensions in the area and borough" and "Basements are a departure from development in this area"

Response- There are examples of lower ground floor and basement extensions both in the wider Mill Hill area and in the borough as a whole. Notwithstanding this, every case needs to be assessed on its individual merits and the proposal is found to be acceptable.

Objection- "Overdevelopment":

Response- The proposed works, on balance, are not considered to result in an overdevelopment of the site.

Objection- "Removal of trees"

Response- A condition has been added to requiring suitable tree protection measures to be installed prior to construction commencing. Subject to this condition the proposal is found to be acceptable in this regard.

Objection- “Noise and smell during construction”

Response- A condition has been added to manage the construction related impacts of the proposal. Subject to this condition the proposal is found to be acceptable in this regard.

Objection-“Length of construction period”

Response- A refusal of planning permission on this ground would not be justified and a condition has been added to manage the construction related impacts of the development. Subject to this the proposal is found to be acceptable in this regard.

Condition 8

Condition 8 in the report (on page 18) shall be deleted and replaced with the following two conditions:

“Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and constructed in full accordance with the details approved under this Plan. This Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of the measures to be implemented to manage the construction of the basement and minimise the impact of this process on the amenities of neighbouring occupiers and ground and surface water conditions in the area.
- iv. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- v. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- vi. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vii. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- viii. noise mitigation measures for all plant and processors;
- ix. details of contractors car parking arrangements; and
- x. details of interim car parking management arrangements for the duration of construction.

Reason:

To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of neighbouring properties and ground and surface water conditions in the area and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.”

“Prior to the commencement of the development or any works associated with this consent starting on site full details (including details of the existing ground conditions and ground water levels) of the measures that the development would include to prevent the development resulting in unacceptable impacts on drainage and ground and surface water conditions in the area shall be submitted to and approved in writing by the Local Planning Authority. The development hereby consented shall be implemented in full accordance with the details approve under this condition prior to its being occupied or brought into use.

Reason:

To ensure that the proposed development does not result in unacceptable impacts on drainage and ground and surface water conditions in the area and to comply with policies CS13, DM01 and DM04 of the Barnet Local Plan.”

Additional condition to be added

The following condition shall be added:

“a) No site works (including any temporary enabling works, site clearance or demolition) or development shall take place until details of temporary tree protection measures to be implemented at the site 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 measures approved under this condition have been erected around existing trees in full accordance with the details approved under this condition. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these protected areas at any time.

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 (adopted September 2012) and Policy 7.21 of the London Plan 2015.”

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Ref: 15/07332/FUL

1 Langley Park, NW7 2AA

Policies

In section 5.1 of the delegated report, the Barnet Local Plan policies shall be amended to include the following additional policies:

CS3, CS4, CS9, CS13, CS14, DM03 and DM04

Condition 11

Condition 11 (page 5) shall be amended to read as follows:

“Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012) and policies 5.2 and 5.3 of the London Plan (2015).”

Additional condition to be added

The following condition shall be added:

“Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and constructed in full accordance with the details approved under this Plan. This Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors car parking arrangements; and
- ix. details of interim car parking management arrangements for the duration of construction.

Reason:

To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of adjoining properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.”