

CHIPPING BARNET AREA PLANNING COMMITTEE

10 March 2016

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

16/00027/HSE
Pages 5-12
2 Rowben Close

The following condition should be added to the decision:

The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

16/0249/CON
Pages 25-30
Fairlight Cottage, 7 Horseshoe Lane

Following the publication of the committee agenda, three additional representations have been received (summarised below):

- The original narrowness of Horseshoe Lane as the proposed access point does not permit the routine turning of a motor vehicle in one manoeuvre without incursion onto the opposite grass verge area and surrounding copse.
- The previous entrance gate onto Horseshoe Lane was at the northernmost end of the plot, opposite the expanded terminal area of Horseshoe Lane which historically has always been used to facilitate vehicular access to and front No. 7. Therefore the location of the original gate is the only practical position that facilitates vehicles turning into and from the site.
- If the lane is restored post-development to its former narrow verdant nature, the proposed entrance will not provide a practical entrance point.
- The original application was to maintain some sort of country feel at this sensitive location.

Totteridge Residents Association:

- The comments in our letter dated 15th February remain pertinent to this amended application.
- It is noted that the applicant is now seeking a single driveway entrance to the property at a central point. The lane and verges should be properly re-instated to their original dimensions and it is thought that this would then make the roadway too narrow at this central point for vehicles to turn in and exit without causing verge damage.

16/00011/HSE
Pages 13-24
59 Greenway Close, London, N20 8ES

Section 3 of the report describing the proposal indicates that the *'At ground floor level the proposed extension would project approximately 4 metres beyond the existing rear wall of the dwelling at its deepest point and measures 8.8 metres in width and 4 meters in height'*. It is noted that the width of the extension would be 8.9 metres in width rather than 8.8 metres.

Section 3 also states that *'At the rear, the first floor extension would project approximately 2.3 metres beyond the original first floor and measure 8.9 metres in width, being the width of the existing dwelling. It would also be 60 mm from the eastern boundary of the site. It would not encroach any closer to the eastern boundary than the existing flank wall of the first floor'*. It is noted that the first floor rear extension would be 600 mm from the eastern boundary rather than 60 mm.

15/04271/FUL
Pages 31-44
7 Alston Road

Two additional objections received following the re-consultation consultation period from existing objectors with one objecting on behalf of local residents group 'Spaces', raising the following concerns;

- Loss of privacy
- Unacceptable impact on the streetscene
- Out of character
- Loss of light

15/04358/FUL
Pages 45 -68
70 High Street

The following informatives should be added to the decision:

Waste Comments

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall

within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.