

Addendum

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Ref: 15/07639/FUL

Site: 4 Lovers Walk

In regards to Archaeology, Historic England have noted archaeological interest but consider the level of harm is “not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding”.

The full comments and recommended condition are as follows:

“The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly

The planning application lies in an area of archaeological interest.

The site lies within the Finchley: Nether St & Ballard St, Church End and Manor House Archaeological Priority Area. It is believed that Church End was the earliest settlement in Finchley, however it is was thought that the settlement was not nucleated, with settlement being dispersed within the wider area. One such area was the medieval Nether Street to the west of the site which carried the settlement northwards. Much rebuilding took place during the 17th century and cartographic sources show that the site lay within the grounds of Sellars Hall which was first constructed in 1602 and later demolished and rebuilt in 1680.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Additional condition: “No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI”.

Additional informative: “The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.”

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Ref: 16/0522/FUL

Site: 122 Cotswold Gardens

It should be noted that 7 separate objections letters were received and a separate objection from the Golders Green Estate Residents Association

Section 5.3 under ‘Whether the proposals would have an acceptable impact on highway and pedestrian safety’

It should be clarified that although the property has a hardstanding at the front of the site there are currently no off-street parking spaces and there is no crossover to gain access.

Additional informative: “The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant’s expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development

and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.”

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Ref: 15/07872/HSE

Site: 14 Cotswold Gardens, NW2 1QR

It should be noted that 7 separate objections letters were received and a separate objection from the Golders Green Estate Residents Association

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Ref: 16/0639/FUL

Site: Tudor Court 2 Crewys Road NW2 2AA

Amended condition 1: “The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, EWG_003_102, EWG_003_103, EWG_003_104, EWG_003_105, EWG_003_400 REV C, EWG_003_401 REV E, EWG_003_402 REV E, EWG_003_403 REV C, EWG_003_404 REV A and EWG_003_405 REV A”.

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Ref: 16/1414/HSE

Site: 39 Woodstock Road, NW11 8ES

Amendment to condition 1: “The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; WR-15-101-PL (existing layouts and elevations); WR-15-101-PL-Rev A (proposed layouts and elevations);

Amendment to report on page 133:

The proposed extension would be approx. 1 metre away from the boundary with no. 37 and 1.67 metres (not 2.1 metres) from the flank wall of this neighbouring property.

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Ref: 16/0090/FUL

Site: 10-14 Accommodation Road, Golders Green, NW11 8ED

Amended plans have been received reducing the size of the rear facing rooflights facing Woodstock Road.

Amendment to condition 1: “The development hereby permitted shall be carried out in accordance with the following approved plans: No. 324/P1 Rev C, 324/P8 Rev D, 324/P7 Rev D, 324/P10 Rev D, 324/P2 Rev C, 324/P3 Rev C, 324/P4 Rev C, 324/P5 Rev D, 324/P9 Rev D, 303/1 Rev A .