

## HENDON AREA PLANNING COMMITTEE

20<sup>th</sup> JULY 2016

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

**16/3187/HSE**

**Pages** 85-92

30 Lawrence Gardens, NW7 4JT

The committee report published did not include the 3 objection letters due to a technical error; therefore section 4 (Public Consultation) of the report shall be amended as follows:

Consultation letters were sent to 5 neighbouring properties.  
9 responses have been received, comprising 9 letters of objection.

The objections received can be summarised as follows:

- Change of style is out of character with others on Lawrence Gardens
- The proposed gable style roof construction is out of keeping with all the other properties along this street which largely have hip style roofs
- Reduction in the gap between properties
- Loss of symmetry between dwellings/ Hip roof would be more symmetrical and less encroaching
- Bulky extension
- The extension goes beyond permitted development.
- Loss of light/ overbearing extension at upper level
- Degrade the semi-rural nature of the road

**16/2393/FUL**

**Conditions**

Highview House, 6 Queens Road, NW4 2TH

The existing plans have been amended since the publishing of the committee report, with the addition of a rear window that exists on site and currently serves a storage area.

The proposed plans have also been amended since the publishing of the committee report, with the addition of a cross section demonstrating floor to ceiling heights of the proposed flat. At approximately 2.5 metres, this height is deemed acceptable.

As such Condition 1 should now read:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. QR6-3001A

Drawing No. QR6-3002A

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).”

**16/1744/FUL**  
**Pages**  
71 Vivian Avenue  
NW4 3XE

The description of the development should read;

**Conversion of the building into 7no. self-contained flats following a part single, part two-storey rear extension and first floor side extension. Extension to roof including dormer windows to side and rear elevations and rooflight window to front. Conversion of existing garage into a habitable space. Construction of basement with rear, front and side lightwells**

The amended plan number has been entered incorrectly and plan 71VA-PP5-03 Rev CD should read 71VA-PP5-03 Rev D.

The following conditions should be added;

Obscure glazing

Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 69 & No. 73 Vivian Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

No windows and door to extension

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing No. 69 & No. 73 Vivian Avenue.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

For clarity there were two rounds of consultation. The original consultation sent 83 letters to neighbouring properties. An additional neighbour consultation was made on the amended plans including all original consultees and any additional responses from the first consultation. The final consultation numbers show that originally 83 households were consulted; the final number of responses was 79 comprising 30 letters of support and 48 letters of objection and 1 comment.

The reference to Sunridge Court can be removed from the report.

The originally proposed ground floor rear staircase leading from rear doors to garden with associated side glass balustrades has been removed from the final scheme; as a result there is no direct access to the garden from the rear ground floor unit.

For clarity the communal garden is provided for all units.

The agent has confirmed that the size of the outbuilding and rear amenity space is correct as shown on the amended plans.

An additional letter has been received following the publication of the report; however this letter is from objectors who previously commented on the scheme. The comments raised in this objection have mostly been addressed in the report; however there is one additional comment:

- Blocking right of passage

As mentioned in the report, the ownership of land or rights of access are not material considerations in the determination of planning applications.