

## PLANNING COMMITTEE

27<sup>th</sup> July 2016

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

**16/2877/FUL**

**Pages x**

**St Marys Church Of England High School, Downage, NW4 1AB**

Condition 6 is revised to make it clear that this condition relates to the new building only; the condition shall read as follows:

Before the new building block hereby permitted is first occupied the proposed first and second floor window(s) in the rear elevation facing the properties on Sunningfields Road 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).

Condition 17 shall be removed as it is a duplicate of condition 12.

The following condition shall be added to ensure that the temporary buildings area removed:

Prior to occupation, the temporary single modular classrooms located at the rear of the site shall be demolition and all associated materials removed entirely from the site.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

**16/3262/FUL**

**Pages 151-178**

**Mount Pleasant, EN4**

Minor changes have been made to the plans as follows:

- A replacement drying court area for existing residents within the walled garden.
- A gate to the garden entrance on Mount Pleasant, which was missed off the drawings, to make the communal garden resident access only (as is the current situation);
- privacy screens to the balconies to 'Block 2' (the internal block proposed)

Amend condition 1:

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

15-290-02 D04-001 Rev A; 15-290-02 D04-002 Rev A; 15-290-02 D04-010 Rev A; 15-290-02 D04-011 Rev A; **15-290-02 D04-050 Rev B**; 15-290-02 D04-051; 15-290-02 D04-100 Rev A; 15-290-02 D04-101 Rev A; **15-290-02 D04-200 Rev B**; 15-290-02 D04-201 Rev A; 15-290-02 D04-202 Rev A; **15-290-02 D04-203 Rev B**; **15-290-02 D04-300 Rev B**; **5-290-02 D04-301 Rev B**; 15-290-02 15-290-02 D04-500; Design and access statement (BPTW); Ecological Assessment (AGB Environmental); Land contamination assessment (AGB Environmental); Statement of Community Involvement (BPTW); Sunlight/daylight and overshadowing assessment (HTA); Sustainability Statement with energy statement (BBS Environmental); Transport Statement with parking survey (Vectos); Tree survey/Arboricultural impact assessment method statement (AGB Environmental); Utilities - site investigation report (Premier Energy Services).;

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).

Remove Condition 24

**16/2838/S73**  
**Pages 53-60**  
**Barnet Burnt Oak Leisure Centre, Edgware**

Additional letter of objection from a resident has been received that raise the following concerns:

- Noise pollution from cars and people using the gym so early in the morning.

**16/3111/RMA**  
**Pages 179- 218**  
**Phase 4B, Millbrook Park, Frith Lane, London, NW7 1HA**

Condition 3 – Amend Wording of Condition to read as follows:

3. Before the development hereby permitted is occupied the car parking spaces shown on Drawing No. BMA-AR-PL-03-00 and BMA-AR-PL-03-01 submitted with the planning application shall be provided on a phased basis, details of which shall be submitted to and approved by the Local Planning Authority. The car parking spaces shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Page 197 Paragraph 3.2 (Description of Development) replace text as follows:

The proposals would be for a mix of 1, 2, 3 and 4 bedroom units) providing a total of 188 dwellings as follows:

Housing

- 80 x one bed flats
- 89 x two bed flats
- 12 x three bed flats
- 3 x three bed houses
- 4 x four bed houses

Page 201 Paragraph 4.2 (Amount of Development), replace text as follows:

Housing

The amount and mix of development for 188 dwellings in Phase 4b is in line with the outline consent, the latest approved phasing plan and the s.106 schedule of accommodation. 29 units are to be affordable dwellings consisting of 22 properties for affordable rent (5 x 1 bed flats, 5 x 2 bed flats and 12 x 3 bed flats) and 7 intermediate properties (1 x 1 bed and 6 x 2 bed flats) with the rest of the development to be private sale properties. This accords with the baseline tenure mix required under the S106 and accords with the latest agreed site wide phasing plan. Condition 8 (Housing Mix and Location of Affordable Housing Units) of the outline consent requires the submission of details of affordable housing, and the proposed submission is considered to accord with this requirement.'

16/2466/FUL

**Brake Shear House, 164 High Street, EN5 5XP**

Page 1 – (c) - Delete and Insert the following text

The Applicant has offered either

*The provision within the development of 5 affordable rented and 3 shared ownership affordable housing units comprising*

- 5 x 2 bedroom, 4 person affordable rented units
- 2 x 2 bedroom, 4 person shared ownership units
- 1 x 1 bedroom, 2 person shared ownership unit

*An off-site contribution of £120,579.00 is also to be made.*

Or

In the event that these units are marketed and no Registered Providers express an interest in this mix of units at the revenue levels set out in the BNP PRE viability report, dated 14 July 2016, the Applicant has offered the following:

The provision within the development of 8 3 shared ownership affordable housing units comprising

- 7 x 2 bedroom, 4 person shared ownership units
- 1 x 1 bedroom, 2 person shared ownership unit

An off-site contribution of £632,283.00 is also to be made.

Page 1 – (d)

Change wording to:

*Should the scheme be significantly delayed in implementation, the viability of the development shall be re-appraised and, if deemed viable to do so, a financial contribution shall be paid towards the provision of affordable housing in the Borough.*

Add to Condition 2

Flood Risk Assessment and Drainage Assessment Revision B (April 2016)

Remove Condition 27

This condition is a duplication of Condition 15

Remove Condition 29

Amend Condition 34

Prior to the commencement a detailed scheme of hard and soft landscaping to serve the relevant phase including details of any proposed green and brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The details of landscaping submitted shall include but not be limited to the following:

*(bullet point list to remain)*

Amend Condition 35

*‘The flexible use class B floorspace shall be used for this use class only. The objective is to maintain small scale flexible uses and as such shall not be amalgamated contrary to this objective without prior written agreement of the local authority’.*

Add Informative

This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect lives of occupiers. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents.

Add to Page 22:

### **‘Other Material Considerations**

#### **Brake Shear House Planning Brief**

In March 2016 the Local Planning Authority adopted a Planning Brief for the Brake Shear House site. This was subject to a public consultation and was approved by the Policy and Resources Committee. This Brief identified that residential uses would be appropriate for this site as part of a mixed use development. Flexible B1 uses and affordable workspace were also sought.

## Chipping Barnet Town Centre Strategy

The Strategy seeks to improve the mix of land uses within Chipping Barnet including residential and employment uses. This document identifies the site as an opportunity area (see Map 4 of this document).

### Page 44

Wording of third paragraph to be amended as follows:

~~The application seeks to provide within the development of~~ The Applicant has offered two scenarios in respect of affordable housing.

Either:

5 affordable rented and 3 shared ownership affordable housing units comprising 5 x 2 bedroom, 4 person affordable rented units, 2 x 2 bedroom, 4 person shared ownership units and 1 x 1 bedroom, 2 person shared ownership unit. An off-site contribution of £120,579.00 is also proposed. This offer is subject to market testing with Registered Providers to ensure there is demand for this mix at the revenue levels set out in the report by BNP PRE, dated 14 July 2016, the Council's independent viability consultant.

Or:

8 Shared Ownership units comprising 1 x one bedroom, 2 person and 7 x two bedroom, 4 person. With these units there would also be an off-site contribution of £504,123.

### Page 43

Paragraph 3 – remove 'at £7.20 per sqft'.

Add to end of paragraph 5 of page 44:

Is there is no reasonable possibility of achieving the first affordable housing offer, then the alternative offer will need to be provided.

<b>16/3806/FUL</b> <b>Pages 11-46</b> <b>290-294 Golders Green Road, NW11</b>
---

Amend condition 1 to read:

AD-00-00-06-01 PL6 ELEVATION 01,  
AD-00-00-06-02 PL6 ELEVATION 02,  
AD-00-00-06-03 PL6 ELEVATION 03,  
AD-00-00-06-04 PL6 ELEVATION 04,  
AD-00-00-06-05 PL6 ELEVATION 05,  
AD-00-00-06-06 PL6 ELEVATION 06,  
AD-00-00-06-11 PL6 E1 WITH OUTLINE,  
AD-00-00-06-12 PL6 E2 WITH OUTLINE,  
AD-00-00-06-13 PL6 E3 WITH OUTLINE,  
AD-00-00-06-14 PL6 E4 WITH OUTLINE,  
AD-00-00-06-15 PL6 E5 WITH OUTLINE,  
AD-00-00-06-16 PL6 E6 WITH OUTLINE,  
AD-00-00-06-21 PL6 SECTION 01,

AD-00-00-06-22 PL6 SECTION 02,  
AD-00-00-06-23 PL6 SECTION 03,  
AD- 01-00-01-01 PL6 1ST FLOOR PLAN,  
AD-02-00-01-01 PL6 2ND FLOOR PLAN,  
AD-03-00-01-01 PL6 3RD FLOOR PLAN,  
AD-04-00-01-01 PL6 4TH FLOOR PLAN,  
AD-05-00-01-01 PL6 5TH FLOOR PLAN,  
AD-B1-00-01-01 PL6 BASEMENT 01 PLAN,  
AD-B2-00-01-01 PL6 BASEMENT 02 PLAN,  
AD-BM-00-01-01 PL6 BASEMENT MEZZANINE PLAN,  
AD -00-01-01 PL6 GROUND FLOOR PLAN,  
AD-LG-00-01-01 PL6 LOWER GROUND FLOOR PLAN  
AD-RF-00-01-01 PL6 ROOF PLAN,  
AD-LC-00-01-01 PL6 LOCATION PLAN,  
AD-ST-00-01-01 PL6 SITE PLAN,  
AD-ST-00-01-02 PL6 SITE PLAN DIMENSIONED,  
Air Quality Assessment,  
Arboricultural Assessment,  
Archaeology,  
Design and Access Statement,  
Ecological Assessment,  
Energy Statement,  
Flood Risk Assessment sm1,  
Site Investigation Report,  
Transport Statement,  
Travel Plan,  
Utility Statement,  
Ventilation Strategy,  
Acoustic Assessment Report,  
Urban Landscape Design Strategy & Visual Impact Assessment,  
Soil Survey  
Hours in Sun report  
Planning Statement  
SCI

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).

### Amend Page 28 to read

The proposals follow the submission of two previously refused planning applications. Changes have been made to try and address the previous reasons for refusal.

The development would take the form of a front block, five storeys on the southern side nearest Princes Park Avenue, and six storeys on the north-west side nearest Roman House. These elements would be split by a lowered two storey element.

The building would have a rear block attached to the front block. This would drop two storeys immediately to the rear, extending up to five storeys and then down to a part three, part four storey element; this would be three storeys plus **lower ground floor level in height** closer to the houses on Princes Park Avenue.

### Consultation

Since the time of writing the report, an additional 4 objections have been received. The comments are addressed within the report.

For clarification, the overall figure is now 90 individual objections including petitions.

Amend Page 34 to read:

#### 1.1 Land Use

*The site formerly had a public house and restaurant that was demolished some time ago. It is now occupied for the purposes of car storage though it does not appear that this use benefits from planning permission.*

*Planning permission was previously granted for the redevelopment of the site for **45 residential units with** associated medical facility however this has now lapsed.*

Amend Page 35 to read:

#### 2.2 Scale and Massing

*The main concerns with the previously refused scheme (subject to appeal) were that the height of the building at six storeys related poorly with neighbouring buildings, especially those on Princes Park Avenue, and the unbroken massing of the building, which would contribute to the building appearing bulky within the local streetscape.*

*When considering the scale of the development, it is noted that there are some similarly tall buildings in the locality, most notably Melvin Hall which is part 7 and part 8 storeys.*

*The front block would be five storeys in height with a sixth storey set back at roof level on the side nearest Roman House, **which is in use as a medical centre.***

Amend Page 36 to read:

#### 2.4 Landscaping

*The applicant has provided a landscaping scheme with the proposed application. This was drawn up in conjunction with the previous planning application and is shown on plan 1094 A2 01 Revision C. ~~It comprises of a mixture of hard and soft landscaping.~~ Furthermore, the applicant has expressed a willingness to provide additional mature trees to provide screening to the boundary of properties on Princes Park Avenue.*

#### 3.1.1 Loss of light

*The previous scheme was refused on the grounds that it would harmfully overshadow the rear garden of no.1 Princes Park Avenue. Officers were otherwise satisfied that the proposals would not cause harmful loss of light to neighbouring occupiers, including residents opposite the site and on James Close to the rear. Whilst the proposed scheme is somewhat larger in footprint in that it is closer to James Close it is also significantly lower in height and is a distance of **20 metres** away. As a result officers do not considered that there will be a harmful impact.*

Amend Page 37 to read:

*It should be noted that the previously refused planning application was similarly accompanied by a report. This report stated that there would be a loss of 31% which is termed a moderate adverse impact in terms of overshadowing as defined within BRE guidance, to the garden of no.1 Princes Park Avenue on 21st of March.*

*The report for the current application states that there would be a loss of 26% light to the garden of no.1 Princes Park Avenue. This is a minor adverse impact as defined within BRE guidance. ~~There is a moderate adverse loss of light to 1 Princes Park Avenue (26% as opposed to 31%)~~ The report also states that this impact is forecast on March 21st, and that summer months would be less affected. Whilst this may be the case, it is contended that sunlight in the winter months would still be of importance to residents.*

*The report goes on to state that it is not unusual where proposed developments are envisaged on undeveloped sites in close proximity to neighbouring amenity spaces to cause loss of light.*