

Location **Land Adjacent To 37 And 39 Leslie Road London N2 8BN**

Reference: **16/6346/CON** Received: 30th September 2016
Accepted: 4th October 2016

Ward: East Finchley Expiry 29th November 2016

Applicant: Mr Harpal Bhohi

Proposal: Submission of details of condition 3 (Materials) 4 (Levels) 5 (Refuse) 10
(Construction Management Plan) 12 (Landscaping) 15 (Desktop Study)
pursuant to planning permission F/04986/13 dated 06/01/14

Recommendation: Approve

Informative(s):

- 1 The plans/information accompanying this application are:
 - Document Material detailing the materials to be used: Roof tiles by SSQ del Carmen, Exclusive natural Slate Gray Color: Bricks—London Weathered Reclaim Stock Brick supply by Travis Perkins; UPVC Door and windows, colour white; Velux roof light
 - Drawing No. 13/2769/12
 - Drawing No. 13/2769/1C
 - Drawing No. 13/2769/11A
 - Drawing No. 13/2769/12
 - Construction Management Plan, from Micro Development LTD.
 - Phase I Desk Study Report. Ref: 16-08-10a Revision O, dated September 2016, prepared by Demeter Environmental Ltd.
 - Phase I Desk Study Report. 16-08-10b Revision O, dated October 2016, prepared by Demeter Environmental Ltd.
 - Consignment Note from Cohart Asbestos Disposal, date 03.09.2016
 - Water efficiency calculation from Energist, dated 24.05.2016.
 - SAP Input form Energist dated 24.05.2016
 - Predicted Energy Assessment, dated 19.05.2016
 - Map from Demeter Environmental, map date 1865; date 1935-1936; date 1958-1962; date 1980

- Document 1. Geology from Groundsure. Report Reference: EMS-383014_512665
- Document 3. Landfill and Other Waste Sites Map from Groundsure. Report Reference: EMS-383014_512666

Officer's Assessment

1. Policy Context

- London Plan (2016), policy 6.13

Relevant Development Plan Policies:

- Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1 and CD13
- Relevant Development Management DPD (2012): Policies DM01, DM02 and DM04
- Residential Design Guidance SPD (2013)
- Sustainable Design and Construction SPD (2013)

2. Relevant Site History

Reference: 16/4107/S73

Address: 37 Leslie Road, London, N2 8BN

Decision: Withdrawn

Decision Date: 20 September 2016

Description: Removal of Condition 16 (Code for sustainable homes) to planning permission F/04986/13 for "Demolition of existing garages followed by construction of a two storey building with rooms in the roof space to facilitate the creation of a 26sqm ground floor storage unit and 1 studio flat to the upper floors" dated 06/01/2014

Reference: F/04986/13

Address: 37 Leslie Road, London, N2 8BN

Decision: Approved subject to conditions

Decision Date: 6 January 2014

Description: Demolition of existing garages followed by construction of a two storey building with rooms in the roof space to facilitate the creation of a 26sqm ground floor storage unit and 1 studio flat to the upper floors.

3. Consultation

Applications for approval of conditions are not subject to neighbour consultation. As part of the original planning application F/04986/13 dated 06.01.2014, consultation letters were sent to 67 neighbouring properties. One response was received, comprising 1 letter of objection.

Environmental Health and Highways Departments were consulted as part of the assessment of this application and subject to their comments and recommendations, the information submitted was amended and further information was submitted.

4. Assessment of proposal

This application has been referred to the committee by Councillor Mittra.

The conditions were attached to planning application F/04986/13 for "Demolition of existing garages followed by construction of a two storey building with rooms in the roof space to facilitate the creation of a 26sqm ground floor storage unit and 1 studio flat to the upper floors.", dated 06.01.2014.

The main considerations are whether or not enough information has been submitted to discharge this condition and whether or not this information is acceptable. It is necessary for a judgement to be made by the decision maker with regard to this issue in each case.

Condition 3 (Materials)

"Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011."

To support this application the following information has been submitted:

- Document Material detailing the materials to be used: Roof tiles by SSQ del Carmen, Exclusive natural Slate Gray Color: Bricks—London Weathered Reclaim Stock Brick supply by Travis Perkins; UPVC Door and windows, colour white; Velux roof light
- Drawing No. 13/2769/12
- Drawing No. 13/2769/1C

The area is residential characterized by rows of two storeys terraced houses. The site is located to the southern side of Leslie Road and most of the properties present brick works to the front and pitched tile roofs. The materials proposed can be seen in many of the neighbouring properties, some of the them having similar colour and typology of bricks. Even though most of the properties have a terracotta tile colour, some of them have undertaken repairs of roof extensions resulting in the use of grey tiles. The use of white windows and doors can be seen in all the surrounding properties. As such, the details are considerable acceptable.

Condition 4 (Levels)

"Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011."

To support this application the following information has been submitted:

- Drawing No. 13/2769/1C
- Drawing No. 13/2769/11A
- Drawing No. 13/2769/12

The site property and the adjoining properties do not present a significant difference of level between the internal floor levels and the footpath. Most of the surrounding properties have between one or three steps to reach the level of the footpath. A drawing showing all the levels on the site and the surrounding area have been submitted and the proposal will not include any significant difference level.

It is noted that previous drawings submitted under this application proposed a difference of more than 1 metre with a staircase to the front which was considered unacceptable and therefore it was amended. The amended drawings indicate the finished floor level will be +90.4 and the level of the site facing the footpath will be + 89.94 metres which will imply a difference of level of 0.46 metres. Therefore the details submitted to discharge this condition are considered acceptable.

Condition 5 (Refuse)

"Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012)."

To support this application the following information has been submitted:

- Drawing No.13/2769/11A

The drawings submitted show the bin and recycle store will be located to the front of the property to allocate 1x240L refuse bin and 1x240L recycle bin. The storage enclosure will be 1.5 metre in width, 1 metre in depth and 1.2 metres in height in timber material. The design, location and number of bins proposed follow the recommendations of Barnet Residential Design Guidance and the documents "Provision of Household Waste and Recycling Service", therefore the details submitted are considered acceptable.

Condition 10 (Construction Management Plan)

"No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.

Reason:

To safeguard residential amenity in accordance with policy DM17 of the Adopted Barnet Development Management Policies DPD (2012)."

To support this application the following information has been submitted:

- Construction Management Plan, from Micro Development LTD.
- Drawing No. 13/2769/11A

Following discussions with Highways and Environmental Health, the proposal and the documents have been revised to include additional information regarding control of dust, noise and vibration, hours of working, vehicle washing, vehicle routes, etc. The amended documents and drawings are considered acceptable.

Condition 12 (Landscaping)

"A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012)."

To support this application the following information has been submitted:

- Drawing No. 13/2769/11A

The proposal involves grass in all the remaining garden space to the rear. The front garden will be surrounding with laurel hedges similar to most of the other properties in the street and therefore it is considered that this will not be out of keeping with the character of the area. The existing trees to the front do not have any tree preservation order and it is considered they are not of significant amenity value. These trees will be removed as part of the development which is considered acceptable. The details submitted to discharge this condition are considered acceptable.

Condition 15 (Contaminated Land and Desktop Study)

"Part 1

Before development commences other than for investigative work:

A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
a risk assessment to be undertaken,
refinement of the Conceptual Model, and
the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012) and 5.21 of the London Plan 2011."

To support this application the following information has been submitted:

- Phase I Desk Study Report. Ref: 16-08-10a Revision O, dated September 2016, prepared by Demeter Environmental Ltd.
- Phase I Desk Study Report. 16-08-10b Revision O, dated October 2016, prepared by Demeter Environmental Ltd.
- Consignment Note from Cohart Asbestos Disposal, date 03.09.2016
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The Environmental Health department was consulted and they considered the information submitted is acceptable. Therefore this condition is recommended for approval.

5. Response to Public Consultation

None.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

It is considered that adequate information has been submitted to satisfy the conditions imposed on the original planning permission.

