

Finchley and Golders Green Area Planning Committee 9th March
Addendum to Officers Report

Page 23-78

114-120 West Heath Road

Ref: 17/0369/FUL

Amend Condition 1:

The development hereby permitted shall be carried out in accordance with the following approved plans: 500_PL_002, 500_PL_005, 500_PL_006, 500_PL_007, 500_PL_008, 500_PL_015, 500_PL_016, 500_PL_017, 500_PL_018, 500_PL_020, 500_PL_021, 500_PL_022, 500_PL_023, 500_PL_025, 500_PL_026, 500_PL_027, 500_PL_028, 500_PL_199, 500_PL_200, 500_PL_201, 500_PL_202, 500_PL_203, 500_PL_204, 500_PL_205, 500_PL_206, 500_PL_320, 500_PL_321, 500_PL_322, 500_PL_340, 500_PL_341, 500_PL_342, 500_PL_343, 500_PL_400, 500_PL_401, 500_PL_500, 500_PL_501, 500_PL_502, 500_PL_001, Planning Statement, 70015773-C-502 Rev A, 70015773-C-503 Rev A, 500_PL_100 Site Layout Plan

Amend Report

Section 1 Site Description

0.67 square metres in area should state 0.67 hectares

Page 95-108

39 Woodstock Road, London, NW11

Ref: 16/6250/FUL

Amendments to report:

4 of the objections received are believed to be invalid at present as they cannot be verified.

Page 109-116

8B Accommodation Road NW11 8ED

Ref: 16/5860/FUL

The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, New plan number: 815/AR/S1 (REV A)

Drawing number:

815/AR/01(REV A) and 815/AR/02 (REV A) (received 16/12/2016)

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 Condition 4:

The units hereby granted permission shall be removed, within two months of the date of failure to meet any one of the requirements set out in (i) to (ii) below:-

i) within two months of the date of this decision the rear rooflight windows facing Woodstock Road shall be obscure glazed and fitted with a **100mm restricted stay to limit opening to a maximum of 100mm**

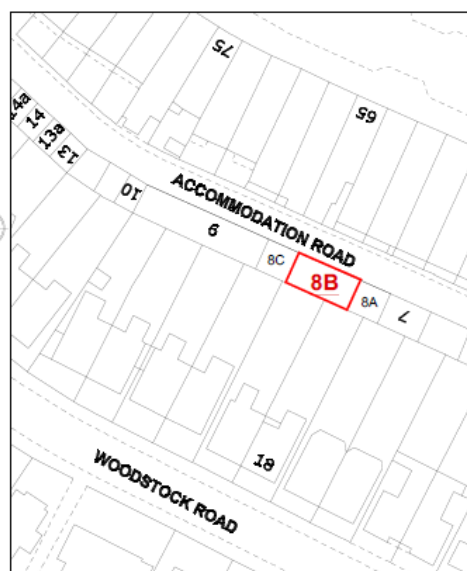
ii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

Reason: To ensure that there is not overlooking to neighbouring residents.

Additional precise site plan:



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

Measured distance from the back of 8b Accommodation Road to the back of the rear of 20 Woodstock Road is 22.84 Metres

It is noted that some of the objections received appear questionable however there appear to be at least 5 legitimate objections necessitating that the item is heard by the committee.

Page 117-142
1069 Finchley Road
Ref: 16/7565/FUL

The following condition(s) shall be amended to read as follows

Condition 1

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement Ref CA/2955 By Apcar Smith Planning; Planning Noise Assessment Facade Sound Insulation by Environmental Equipment Corporation Ltd Ref SDV/EC14746-004; Technical memorandum ref EC14746-005 Rev 1 by Environmental Equipment Corporation Ltd; Sustainability Summary dated 15th June 2016 by Darren Evans; Transport Statement Ref 9214/KS/002/02 by Sanderson Associates; Drawing no. 000 Rev A; Drawing no. 011 Rev A; Drawing no. 012 Rev A; Drawing no. 013 Rev A; Drawing no. 014 Rev A; Drawing no. 015 Rev A; Drawing no.

230 Rev A; Drawing no. 232 Rev A; Drawing no. 237 Rev 0; Drawing no. 238 Rev 0; Drawing no. 213 Rev B; Drawing no. 214 Rev D; Drawing no. 215 Rev D; Drawing no. 216 Rev E; Drawing no. 217 Rev E; Drawing no. 231 Rev C; Drawing no. 233 Rev E; Drawing no. 234 Rev D; Drawing no. 235 Rev E; Drawing no. 236 Rev D; Document titled "Optional requirements M4(2): Category 2- Accessible and adaptable dwellings Details of optional requirements that cannot be met given that the proposals involve the conversion of an existing building" reference ASP/2955/M4(2).

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).

Condition 22

22. Prior to the first occupation of the development hereby approved, an energy statement shall be submitted to and approved in writing by the Local Planning Authority detailing the carbon dioxide emission reduction measures which can be achieved in accordance with the GLA's "Guidance on preparing energy assessments" document (March 2016) and the Council's Sustainable Design and Construction SPD (2016). The energy strategy shall include separate assessments for the new and refurbished elements of the hereby approved development.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

Condition 23

23. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future), in all regards other than the sections detailed in the hereby approved document reference ASP/2955/M4(2)". The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

Page 143-160

48 Ravenscroft Avenue, London, NW11 8AU

Ref: 16/8101/FUL

Amendments to report:

It should be noted that according to council tax records No. 29 Ravenscroft Avenue contains only 3 flats.

In 1988 consent was granted to convert No.35 Ravenscroft Avenue into 3 flats (planning reference: C02154E) but according to council tax records No.35 Ravenscroft Avenue only contains 2 flats.

No.37 Ravenscroft Avenue does not contain any flats.

No.35 Ravenscroft Avenue and No.37 Ravenscroft Avenue are both under enforcement investigation due to issues relating to extensions.

Page 161-168
15 North Square, London, NW11 7AD
Ref: 17/0347/HSE and 17/0348/LBC

I should be noted that the Listed Building Consent application (reference: 17/0348/LBC) only received 3 objections and not 4 as detailed in the report, as well as one letter of support.

In both reports the final paragraph of Section 5.4 should omit any reference to a basement and read;

“The proposed alterations do not detrimentally impact on the qualities of the Grade II* statutory listed building and protect the character of this part of Hampstead Garden Suburb Conservation Area. The design, size and siting of the proposals is such that they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, trees of special amenity value and area of special character. The proposals would not impact detrimentally on the health of trees.”

A Tree Survey has been submitted since the reports were published and the Council's Trees and Landscaping Team have reviewed the information, raising no objection subject to the addition of a condition requiring the Method Statement to be adhered to.

The suggested condition should read;

“The details included in the submitted Arboricultural Impact Assessment should be adhered to fully to ensure that the development hereby approved does not detrimentally impact on trees of a high amenity value.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.”

The Council's Greenspaces team have also reviewed the Arboricultural Impact Assessment and comment that they have no issue with the proposed development.

Page 179
NW Reform Synagogue,
Alyth Gardens
Ref: 17/0369/FUL

Amendments to the report:

Page 185: Section 4 - Public consultation:

The consultation letter sent to additional neighbours, as noted in the main report, set a closing date for responses to 28 days from the date of the letter. This results in the consultation period remaining open until 22nd March. It is therefore recommended that Recommendation 1 be amended as set out below to reflect the possibility of any new substantive objections being received, which could influence the outcome of the application.

24 additional letters of support and 3 additional objections have been received. To date, the issues raised in the additional letters are included in those set out in the main report.

Page 189: Section 5.3 - Assessment of impacts on character:

The exterior wall cladding for the front of the extension, facing 23 Alyth Gardens, has now been amended from the anodised metal finish proposed in the plans as initially submitted to brick to match the other elevations of the extension. Amended drawings have been submitted and have been placed on the public file, and are shown on the PowerPoint presentation for this meeting. The pitched roof section of this elevation remains as anodised metal in the amended drawings.

It is considered that the predominantly brick finish on the front elevation of the extension would provide a more coherent external appearance to the building than the use of anodised metal over the most of this elevation, as shown in the original and amended plans.

The amended condition 1 as recommended below reflects the revisions in these amended drawings.

Amend Recommendation I as follows:

Subject to no substantive objections being received which raise new planning issues that have not already been considered in the main report and in this addendum, that the applicant and any other persons having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of seeking to secure the following:

1. Paying the Council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed above to become enforceable in accordance with the timetable to be agreed in writing with the Local Planning Authority;
3.
 - a. Provision of a Local Travel Plan and associated monitoring costs of £5,000

Amend Recommendation II to amend condition 2 as follows:

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

A09, A90, A100 P1, A110, A120, A130, A200 P1, A210 P1 and A300.

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).

New Recommendation III as follows:

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 28 April 2017, unless otherwise agreed in writing, the Service Director of Development Management and Building Control REFUSE the application under delegated powers for the following reason(s):

The proposed development does not include a formal undertaking to provide an Local Travel Plan. The proposal would therefore not address the impacts of the development, contrary to Policy DM17 of the Development Management Policies DPD (adopted September 2012) and the Planning Obligations SPD (2013).