

Location: 12-18 High Road N2

Reference: 16/2351/FUL

Received: 11th April 2016

Accepted: 26th April 2016

Ward: East Finchley

Expiry: 26th July 2016

Applicant: Safeland Plc

Proposal: Demolition of existing buildings and construction of 2 no. 4 storey buildings providing 21 no. self-contained flats and 265sqm of B1 office space at ground level to block A with associated refuse and recycling storage, cycle store, 2no off street parking spaces and amenity space

Recommendation: That Members of the committee note the amended list of plans and confirm that the application is approved in accordance with to the amended plan list and amendments to conditions contained within this report.

This planning application was approved subject to legal agreement by Members at the meeting on 22/02/2017. However following the meeting it was noted that some errors were evident in the conditions having occurred during the process of cross referencing items between the addendum from January Planning Committee and the report for February Planning Committee.

The changes in question solely relate to the removal of roof terrace balconies from the proposals; there are no changes to the dimensions of the building. Furthermore the plans presented to the committee were correct. Officers are satisfied that no party would be prejudiced by correcting this typographical error.

Officers have referred the amendments to the March Planning Committee to ensure matters are clarified and an accurate record made of the decisions, revised plan numbers and conditions and additional condition.

<u>Current Plan Numbers Approved by Committee</u>	<u>Corrected Plans to form amendment to Condition 1 (Plan Numbers)</u>
HR-G-AG01 E	
HR-G-AG02 D	
HR-G-AG03 D	HR-G-AG03 E
HR-G-AGP01 G	
HR-G-AGP02 E	
HR-G-AGP03 D (Should be E)	HR-G-AGP03 E
HR-G-AGP04 E	
HR-G-AGP05 E	
HR-G-AE01 D	

HR-G-AE02 B	
HR-G-AE03 C	
HR-G-AE04 B	
HR-G-AE05 C (Should Be D)	HR-G-AE05 D
HR-G-AE06 D (Should be E)	HR-G-AE06 E
HR-G-AE07 C	
HR-G-AE08 B (Should be C)	HR-G-AE08 C
HR-G-AE09 A	
HR-G-AE10 B	
HR-G-AE11 B	

Amended condition 15 (Ventilation)

The level of noise emitted from the **plant** hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

Additional condition

No parts of the roof of the first floor roof shown on plan HR-G-AGP03E, or the second floor roof on plan HR-G-AGP04E (with the exception of the second floor areas specifically annotated as roof terraces) shall be used as balcony, amenity or sitting out area.

Reason: To safeguard neighbouring amenity.