

Chipping Barnet Area Planning Committee

9 May 2017

Addendum to Officers Report

Pages 9 - 18

Hadley Green Garage, Victors Way

17/0653/FUL

Since the publication of the committee report, the applicant's agent has supplied an amended external lighting scheme. This has been designed to address comments raised by officers in respect of the lighting overspill toward the residential gardens of neighbouring properties. The lux levels (ie the intensity of the lighting) has been reduced, and the lighting heads angled slightly upwards to reduce the rearward light spillage. The height of the lighting column closest to Park Road has been reduced from 6m to 4m. The applicant has advised that the angling of the lighting heads would not have any material effect on adjoining properties in the distance, and the illumination level at the windows of the surrounding properties is considerably less than moonlight illumination level.

As a result of this new information, Condition 1 is to be amended to the following, to replace the now superseded drawings with the amended drawings.

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

Drawing No. 515C, 516B, 540, 537 and 539 (3 February 2017).

Drawing 517 and EDS 07-0102.01 Sheets 1-3 of 3 (received 16 February 2017).

Drawing 518 (received 22 February 2017).

Lighting Column Drawing BH36 and BH58.

JLR Barnet External REV C dated 26.04.2017 (lighting design document) (received 27 April 2017)

JLR Barnet External 16-06-15 Proposed external lighting Revision C dated 26-04-17 (received 27 April 2017).

Specification of Air Conditioning unit PURY-P550YSLM-A1, PURY-P450YLM-A1, PURY-P500YLM-A1.

Drawing No. 540 (with annotations of external condenser units).

Drawing No. 541B (received 26 April 2017).

Drawing BJ/CER/MCS/2877/E10 Rev 0 (received 25 April 2017)

Proposed commercial development at Grange Jaguar Land Rover, Victors Way, Barnet Noise Assessment (report 2017-03-25a) dated 24 March 2017 and received 26 April 2017, including detail of Karcher SB-Wash-E 5/10.

Emails from agent dated 25/04/2017 15:58, 26/04/2017 10:49, 27/04/2017 12:34,

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).

Notwithstanding the improvements which have been made to the lighting, officers remain of the opinion that condition 6 within the committee report remains relevant, reasonable and necessary, to control the hours of use of the lighting in the interests of the amenities of neighbours and to reduce lighting pollution. The reason for Condition 6 is proposed to be amended to the following, for clarity:

Reason: To safeguard the amenities of occupiers of adjoining residential properties and to minimise lighting pollution, in accordance with Policy DM01 of the Development Management Policies DPD and Section 2.4 of the Sustainable Design and Construction SPD (2016)

Pages 19 - 25
100/102 and 104 Lancaster Road, EN4 8AL
17/0521/FUL

Amended condition 1:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 16-1235-01B, 16-1235-02B, 16-1235-03, 15-1172-100C, 16-1235-02D, Planning, Design and Access Statement.

Additional condition 6:

a) Before the development hereby permitted is first occupied, details of the sub-division of the terrace area at 104 Lancaster Road and details of privacy screens to the terrace area shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted 2016).

Pages 63 - 72
Wessex Court, 51 West End Lane
17/00453/FUL

4 Public Consultation

One of the letters of objection was from Barnet Residents Association who made the following objections:

- Formalising parking spaces already used does not add the necessary spaces and the spaces in the drive would restrict vehicle movement
- Overdevelopment in a street already densely developed with flats, maisonettes and small cottages
- Significant impact on character of the area. The 3/ 4 storey buildings to the rear have minimal impact

Pages 105-110
Fairlight Cottage, 7 Horseshoe Lane
17/1307/CON

Totteridge Conservation Area Advisory Committee: No comment provided in respect of this amended scheme.

For the avoidance of any doubt relating to the extent of the application site the plan below should be referred to instead of that in the committee report. The plan below accurately shows the extent of land within the applicant's ownership. It should be noted that the plan below is for information purposes only. It is based on Ordnance Survey data and does not form an approved plan for the planning application or a plan forming part of this condition application.



Pages 111-116
Fairlight Cottage, 7 Horseshoe Lane
17/1312/CON

Totteridge Conservation Area Advisory Committee: No comment provided in respect of this amended scheme.

For the avoidance of any doubt relating to the extent of the application site the plan referred to above (application 17/1307/CON) should be referred to instead of that in the committee report. The plan below accurately shows the extent of land within the applicant's ownership. It should be noted that the plan is for information purposes only. It is based on Ordnance Survey data and does not form an approved plan for the planning application or a plan forming part of this condition application.

Pages 117-122
Fairlight Cottage, 7 Horseshoe Lane
16/8068/CON

Totteridge Conservation Area Advisory Committee: The height and design is more appropriate than earlier applications.

For the avoidance of any doubt relating to the extent of the application site the plan referred to above (application 17/1307/CON) should be referred to instead of that in the committee report. The plan below accurately shows the extent of land within the applicant's ownership. It should be noted that the plan is for information purposes only. It is based on Ordnance Survey data and does not form an approved plan for the planning application or a plan forming part of this condition application.