

**Location**                      **12 - 18 High Road London N2 9PJ**

**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 (AMENDED PLANS - MINOR CHANGES)

Following discussion of the item at the Finchley and Golders Green Area Planning Committee, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to s106.

Following the vote, the requisite number of Members (2) indicated they wished to refer the item to the Planning Committee for determination in accordance with Responsibility for Functions 6.4. The reasons given for referral were as follows:

- Loss of heritage to the area,
- Issues regarding overlooking,
- Overdevelopment of the site,
- Loss of light
- and insufficient parking.

The Committee therefore RESOLVED to REFER the application to the Planning Committee.

The previous committee report and addendum are attached to this document as appendices.

The additional further points of clarification are provided:

- 4 additional letters of objection have been received since the time of the previous meeting. These include the following additional issues:
  - The value of the yew tree at the adjacent site and whether this should be subject to Tree Preservation Order.
  - Queries regarding compliance with part M4(2) of the Building Regulations, with specific reference to lift and disabled access
- The applicant has provided an additional plan, to clarify that there is no balcony at second floor level to the rear of block B, showing the upstand lowered to the rear projection.
- Additional drawings have been provided showing swept path analysis.



- The £870,000 figure mentioned in the report is a commuted sum towards off-site affordable housing. The '23%' figure within the report identifies what percentage of the 21 units would be affordable if they were to be provided on site.
- It is recommended that condition 1 in the report is amended to read:

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

HR-AGE01

HR-G-AG01 E

HR-G-AG02 D

HR-G-AG03 D

HR-G-AG04 E

HR-G-AG05 D

HR-G-AGP01 **G**

HR-G-AGP02 E

HR-G-AGP03 D

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

HR-G-AE06 D

HR-G-AE07 C

HR-G-AE08 B

HR-G-AE09 A

HR-G-AE10 B

HR-G-AE11 B

Design and Access Statement

12-18 High Road - East Finchley Site Analysis

Daylight and Sunlight Report

Construction Management Plan

Transport Assessment

Revised Environmental Assessment

Planning Statement

Air Quality Assessment

Travel Plan

**4061/500 Rev A**

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).