

Chipping Barnet Area Planning Committee

14 June 2017

Addendum to Officers Report

Pages 11-30
8 Poynings Way, N12 7LP
17/1981/FUL

Since the report was written, the applicant's agent has clarified that the distance from the boundary with no. 6 Poynings Way would be 1.77m. This is the same distance as what was previously proposed in the refused application. All reference to the distance between the new dwelling (no.7) and no.6 Poynings Way shall read as 1.77m, in particular on page 24, the second paragraph of the section titled as "Impact on the character of the area", and page 26 on the section titled "Impact on the amenities of neighbours".

The condition labelled as "0" which relates to construction hours and read as follows shall be re-labelled as condition 19:

"No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012)."

The following conditions shall be added to the recommendation:

Condition 20

Before development commences, the construction methodology statement, to include impact on ground water and structural stability of the basement development, shall be reviewed and approved by a suitably qualified Chartered Engineer and confirmation of the review shall be submitted to and approved by the Local Planning Authority. The basement construction shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development is carried out in a manner to protect the residential amenity of adjoining existing occupiers and to ensure that the proposed development can be implemented in accordance with the approved plans in accordance with policy DM01 and DM04 of the Adopted Local Plan Development Management Policies DPD (2012).

The following informative shall also be added:

The applicant is advised that a crossover with a width in excess of 4.8m would not be approved by the Local Highways Authority.

Pages 31-50
67 Leicester Road, EN5 5EL
17/2413/FUL

Since the publication of the committee report, the applicant's agent has amended the proposed site plan to include an overlay of the existing building, for clarify. As a result, Condition 1 is to be amended to the following:

"The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 17002 PA 01.01; Drawing no 17002 PA 02.01 Rev C; Drawing no 17002 PA 02.02 Rev B; Drawing no 17002 PA 02.03 Rev B; Drawing no 17002 PA 02.04 Rev B; Design and Access Statement by DS Squared Architects dated April 2017; Noise Impact Assessment by Clement Acoustics report 12176-NIA-01 Rev B dated 10th April 2017.

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

The reference to the depth of the building at the rear compared to the existing building (on the 5th paragraph, Page 45) should read as follows:

"Although the building would project beyond the rear elevation of both neighbouring properties, consideration has been given to the siting of the existing building. As proposed, the building would have an additional projection from the existing host dwelling of approximately **1m** near the boundary with no. 65 and **1.7m** at the other boundary. Given the modest increase in depth compared to the existing building and the distance between neighbouring properties, particularly from the central projection it is not considered that the scale of the building would pose demonstrable harm to the visual amenities of neighbouring occupiers."

Officers still consider that the projection at the boundary would have an acceptable impact on neighbouring occupiers given the modest increase in depth combined with the distance from the boundaries.

The following Condition shall be added to the recommendation:

Condition 21

No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

Pages 71-88
3 Athenaeum Road
17/1418/FUL

Since the publication of the committee report, the applicant's agent has supplied amended plans. The revised plans reflect the applicant's decision not to extend the third floor as shown in the submitted plans. The revised 3rd floor layout is now exactly the same floorspace as approved (B/04689/14). In addition the layout of the 3rd floor has been revised to show the change in dwelling size. The submitted plans propose a mix of 1 x studio and 1 x 2 beds on the 3rd floor, following the revision, the mix is now 2 x 1 bed flats. Table 1 shows the schedule of units as approved, proposed in the plans submitted with the application and the revised plans submitted after the committee report was produced.

Table 1 Schedule of units – Approved and Proposed scheme

Floor Level	Approved scheme		Submitted Scheme		Revised Plans
	B/04689/14		17/1418/FUL		
	Unit	Bed/Size	Unit	Bed/Size	Changes to No. of Bed /Size of Unit
GF	C1 (B1)	39sqm	C1 (B1)	36.4sqm	As per submitted
GF	C2 (B1)	39sqm	C2 (B1)	36.4sqm	As per submitted
1F	Flat 1	2bed 72.0sqm	Flat 1	1bed 51.40sqm	As per submitted
1F	Flat 2	2bed 83.0sqm	Flat 2	Studio 38.10sqm	As per submitted
1F			Flat 3	2bed 64.80sqm	As per submitted
2F	Flat 3	1bed 51.0sqm	Flat 4	1bed 52.50sqm	As per submitted
2F	Flat 4	2bed 83.0sqm	Flat 5	2bed 85.7sqm	As per submitted
3F	Flat 5	3bed 100sqm	Flat 6	Studio 38.00sqm	1 bed 41.6sqm
3F			Flat 7	2bed 67.70sqm	1 bed 6.2sqm

Paragraph 4 public consultation pg 84, the comment from LBB Highways should read

LBB Highways

A total of 9 parking spaces are proposed at the rear of the site accessed via the existing vehicle access and through a new under croft arrangement. The application is recommended for approval on highway grounds subject to conditions

The reference to the number of parking spaces, breakdown of units and the difference between this application and the previously approved permission on the 3rd paragraph, page 84) has been revised and should read as follows

The proposal includes the demolition of existing building and construction of a four-storey building to provide office space at ground floor level and 7no self-contained residential units on upper floors. Provision of 9 no car parking spaces. In addition the total of B1 use units on the ground floor have been reduced from 78sqm in the approved scheme to 72.8 sqm. There are no changes proposed to the position and size of fenestrations to the proposed building

The breakdown of units per number of persons is as follows:

Level	Unit	No of Persons	Size
GF	C1 (B1)	NA	36.4
GF	C2 (B1)	NA	36.4
1F	Flat 1	1bed/2person	51.40sqm
1F	Flat 2	Studio/ 1 person	38.10sqm
1F	Flat 3	2bed/3person	64.80sqm
2F	Flat 4	1bed/2person	52.50sqm
2F	Flat 5	2bed/4person	85.7sqm
3F	Flat 6	1bed/2 person	41.6sqm
3F	Flat 7	1bed/2person	6.2sqm

As noted from the history, this application follows the approval of planning application B/04689/14, which was for 'Demolition of an existing two storey building. Creation of a four storey building to provide commercial units on ground floor level and five self-contained units on first, second and third floors levels with associated car parking [AMENDED PLANS]'.

The difference between this application and the previously approved permission is as follows:

The previously approved plans have been amended to increase the number of units from 5 to 7 units. The revised scheme would present a mix of units comprising 1xstudio, 4 x 1 bed and 2 x 2 bed. The approved scheme is 1 x 1bed, 3 x 2beds, 1 x 3 beds.

The following sentence should be inserted into paragraph 5.3 after the last sentence on page 86.

The proposed dwelling mix of units comprising 1xstudio, 4 x 1 bed and 2 x 2 bed is acceptable due to the Town Centre location of the application site.

The revised proposal would retain the proposed 9 parking spaces, which is an increase of 2 parking spaces when compared to the approved scheme.

The 2nd paragraph on page 87 should read as follows

Impact on the amenities of neighbours

The building adjoins the recently developed residential development located on the corner of Athenaeum Road and Oakleigh Gardens. The impact of the proposal has been taken into account in the assessment of

the approved plans. The proposed scheme is an adaption of the one approved in May 2015, with 7 apartments instead of the 5 in the approved scheme. The proposed revision would not alter the structure of the building as approved. The revised scheme would be of the same size, height, width and bulk and in addition there are no new openings proposed on the elevations. As with that scheme it is proposed that windows to a side elevation would have obscured glazing, and to the sides of the proposed balconies (where open) there would be 1.8metre high obscure screens, these would ensure that there is no overlooking of adjoining properties.

The proposal would therefore not have an impact on the amenities of the neighbouring properties.

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.

Condition 1 should read:

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

139/14/02(Site Location Plan), 139/14/03 (Existing Front Elevation), 139/17/01 Rev B(Proposed Block Plan), 139/17/02 Rev A(Floor Plans GF/1F), 139/17/03 Rev A (Floor Plans 2F/3F), 139/17/04 Rev A(Floor Plans PR/Roof), 139/17/05 Rev A(Elevations to Athenaeum Road), 139/17/06 Rev B(Rear Elevations), 139/17/07 (Side elevations to Martin's Court),139/17/08(Sections A-A), 139/17/09(Sections B-B), 138/17/10 (Side elevation to Athenaeum Road), Planning & Environmental Statements prepared by Dublanc Studio (March 2017).

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).

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