

Hendon Area Planning Committee 14th June
Addendum to Officers Report

Pages: 9 - 26

80 The Grove, HA8 9QB

Ref: 17/1065/FUL

The following is added to section 4 (Public Consultation) of the committee report.

Since the publication of the committee report, a further 21 letters of representation have been received. Overall 57 responses have been received and 1 petition. The material considerations raised are similar to those stated within section 4 of the committee report.

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Belmont Farm

Ref: 17/1982/FUL

Amend report:

Recommendation I of the report should read as:

A requirement that the applicant shall enter into a Full Travel Plan that seek to reduce reliance on the use of the private car, promote sustainable means of transport and include the appointment of an appropriately qualified Travel Plan Champion.

4. A contribution of £5,000 towards the monitoring of the Travel Plans for the development.

5. A contribution of £10,000 towards the potential need to provide School Keep Clear markings and waiting restrictions if required.

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16 Downage

Ref: 16/7140/HSE

The agent acting on behalf of the applicant has sent an email to Planning Officers dated 13 June 2017, including two attachments. The agent has requested that this information is provided to the Committee members. This has been done.

The agent states in this email that the informative on the Officer's Committee report is incorrect in that it states the applicant did not seek to engage with the LPA prior to the submission of this application. Planning Officer's this is in fact incorrect, and pre-application advice was sought. As such, the informative has been amended to read:

“In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant sought formal pre-application advice which was provided. Unfortunately the submitted scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.”

This inaccuracy does not alter the assessment of the application nor alter or change the recommendation from Officers for committee.

The agent proceeds to give a summary of events of the case and previous discussions with Planning Officers.

The agent states that the Local Planning Authority's advice to the applicant has been contradictory and inconsistent, resulting in significant expense and loss of time to the Applicant.

The application has been based on its own merits and has been deemed unacceptable.

The agent also disagrees with the wording under Section 1 'Site Description' "The property has benefitted from numerous extensions and additions in the past." They do not believe the word 'numerous' should be used.

This does not alter the assessment of the application.

The agent notes no objections from public consultation have been made.

This does not alter the assessment of the application.

Separate from the matters raised by the agent, Planning Officers note on Page 7 of the committee report under Section 8. Conditions on any appeal a condition should be added reading:

4. Before the building hereby permitted is first occupied the first floor window serving Bedroom 1 facing No. 18 Downage shall be glazed with obscure glass only and shall be permanently fixed shut or provided with only a fanlight opening and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

