

WEST AREA PLANNING SUB-COMMITTEE – SPECIAL MEETING

22nd May 2012

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

All reference in the recommendations and reports to any Planning Policy Guidance (PPG) or Planning Policy Statements (PPS) should be removed. All PPGs and PPSs have been replaced by the National Planning Policy Framework (NPPF) which was published on 27 March 2012. It is considered that all applications comply with the relevant policies within the NPPF.

All reference in the recommendations and reports to BS 5837: 2005 should be replaced with BS5837: 2012 - Trees in relation to design, demolition and construction – Recommendations

Page 21

Garages to the rear of 1-12 Gloucester Court

At the end of the first paragraph on page 27 “not” should be removed as the current application is considered acceptable.

1 additional objection received:

- Own one of the garages - looking for an explanation as how someone else can apply for planning application on our property without our permission.

It should be noted that Certificate B has been served and this land ownership issue is not a material ground of objection to the application.

2 of the previous objectors have now requested to speak at the committee meeting.

Page 31

8 Cumbrian Gardens

Amend condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: CG11-PP-EX-01; CG11-PP-02 RevD.

Remove “and shall indicate at least 3 decibels above the Performance Standard” from condition 7 on page 32.

Amend informative 3 to read:

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £2870.00.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk.

Additional informative to be added:

If the development is carried out any new crossovers or alterations to existing crossovers will be subject to detailed survey by the as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. The tree section will be consulted regarding any highways trees in proximity to the proposed crossover as part of the crossover assessment. An estimate for this work could be obtained from London Borough of Barnet, NLBP, Building 4, 2 nd Floor, Oakleigh Road South, London N11 1NP

Highways comments have been received as follows:

The proposal is for conversion of existing dwelling into 3 flats (1 x 2-bedroom and 2 x 1-bedrom). 3 off street parking spaces are proposed accessed via a new crossover and the existing crossover. Any modifications to the new crossover and the construction of the new crossover will be subject to detailed survey as part of the application for the crossover under the Highways Act 1980. The final crossover layout may need to be modified to comply with the requirement for a minimum upstand of 1.80 metres between crossovers.

The parking provision is in accordance with the parking standards and the proposal is acceptable on highways grounds.

Page 49

18 Bigwood Road

Condition 6 shall be amended as follows:

The hereby approved windows shall match the original windows in material and style.

Reason: To protect the character of the house and the Hampstead Garden Suburb Conservation Area.

Condition 7 shall be amended as follows:

The proposed repositioned dormer window in the side elevation shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

Page 55

4 Winnington Close, N2 0UA

The third bullet point on page 64 should be replaced by:

- Two of the previously proposed three rear dormers have been removed and the third reduced in size.

Amend informative 3 to read:

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £26,373.55.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

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