

**Location**     **69 Friern Watch Avenue London N12 9NY**

**Reference:**   **17/0490/HSE**

Received: 27th January 2017

Accepted: 30th January 2017

Expiry 27th March 2017

Ward:           Woodhouse

Applicant:     Mr & Mrs Kaplan

Proposal:      4no roof lights to front elevation, 2no rooflights to side elevation and 3no rooflights to rear elevation to facilitate a loft conversion. Two storey side extension following demolition of existing garage. Part single, part two-storey rear extension. New front porch

**Recommendation:** Approve subject to conditions and for the Committee to grant delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

PA\_001 REV A

PA\_002 REV A

PA\_003 REV A

PA\_004 REV A

PA\_005 REV A

PA\_006 REV A

PA\_007 REV A

PA\_008 REV A

PA\_009 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).

2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

4 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 67 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 in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

**Informative(s):**

1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Officer's Assessment**

Members will recall that this application was reported to the Finchley and Golders Green Planning Committee at its' last meeting on the 14<sup>th</sup> of June 2017, where it was resolved to defer consideration of the application so that Members could visit the site.

The site visit has now been done and the previous recommendation is submitted for consideration. The previous report is attached as an appendix.