

26 July 2017

## ADDENDUM TO THE OFFICER'S REPORT

17/1713/FUL

Montrose Playing Fields, Montrose Avenue, Colindale, NW9 5BY

Pages 11 - 46

### **Add condition:**

*The use hereby permitted shall not be open to members of the public after 10pm on weekdays and weekends.*

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

### **Add condition:**

*Notwithstanding the details shown on plans otherwise hereby approved and prior to the installation of any lighting a detailed external lighting scheme including siting of lighting columns and a site plan with lux lines shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.*

*Reason: To safeguard the visual amenities of the locality and prevent disturbance to existing and future occupants thereof and to ensure that any protected species present are not adversely affected by the development in accordance with Policies DM01, DM04 and DM16 of the Development Management Policies (2012).*

### **Add condition:**

*Notwithstanding the details shown in the drawings submitted and otherwise hereby approved prior to the commencement of each phase of the development (other than for Demolition, Ground works and Site Preparation Works) details of the following features and elements of the scheme have been submitted to the Local Planning Authority and approved in writing:*

- Brick bonding and brick and stone detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).*
- External windows, balconies, doors, metal screens and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).*
- Depth of window reveals (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).*
- Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).*
- All means of enclosure proposed for the sites pedestrian and vehicular access points (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).*

*The development shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.*

**Reason:** To safeguard the character and visual amenities of the site and wider area and to ensure that the development is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

**Condition 2 to be deleted and replaced with following:**

*The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing by the Local Planning Authority:*

*UBYZ-HBA-01-GF-DR-A-P005 Revision P1; UBYZ-HBA-01-FF-DR-A-P006 Revision P1; UBYZ-HBA-00-00-DR-A-P001 Revision P1; UBYZ-HBA-00-00-DR-A-P002 Revision P1; UBYZ-HBA-00-00-DR-A-P003 Revision P1; UBYZ-HBA-00-00-DR-A-P004 Revision P1; UBYZ-HBA-00-00-DR-A-P012 Revision P1; UBYZ-HBA-01-RL-DR-A-P007 Revision P1; UBYZ-HBA-01-ZZ-DR-A-P008 Revision P1; UBYZ-HBA-01-ZZ-DR-A-P009 Revision P1; UBYZ-HBA-01-ZZ-DR-A-P010 Revision P1; UBYZ-HBA-01-ZZ-DR-A-P011 Revision P1; UBYZ-HBA-00-00-DR-A-SLP01 Revision P1; Design and Access Statement; Phase 1 Environmental Report; BREEAM report Barnet 'Unitas' Youth Zone; Phase 2 Geo-environmental investigation; Planning Statement; Barnet Youth Zone - Sequential Site Assessment; Transport Statement; UXO threat and risk assessment; Energy and sustainability statement revision 4; Ecological Assessment; Defining the impact of the Youth Zone; kitchen ventilation design strategy; Statement of community involvement; utilities connection details; utilities assessment; external artificial lighting report; Flood risk assessment revision P6; Noise assessment; visualisations; tree survey; drainage strategy.*

*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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.*

**Condition 10 to be deleted and replaced with the following:**

*Prior to first occupation of the Youth Zone hereby permitted a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to the following:*

- *Hours of opening for the centre;*
- *Pricing schedule for charging for facilities;*
- *Management arrangements for the site and facilities;*
- *Scale and frequency of events taking place on a weekly, monthly and annual basis and how these events will be managed;*
- *Code of conduct for users of the site;*

*The Youth Zone shall thereafter operate in accordance with the approved details.'*

*Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.*

**Condition 18 to be deleted and replaced by the following:**

*Prior to Ground Works and Site Preparation Works, no development shall commence until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with that Development Phase, has been submitted to and approved in writing by the Local Planning Authority and shall include:*

#### *Construction site and works*

- i. Site information (including a site plan and management structure)*
- ii. Description of works, equipment and storage*
- iii. Programme of works*
- iv. Temporary hoarding and fencing*
- v. Temporary works*
- vi. Interim drainage strategy*
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority)*

#### *Construction management and procedures*

- viii. Code of Considerate Practice*
- ix. Consultation and neighbourhood liaison*
- x. Staff training and briefing procedures*
- xi. Schedule of environmental legislation and good practice*
- xii. Register of permissions and consents required*
- xiii. Environmental Audit Programme*
- xiv. Environmental Risk Register*
- xv. Piling Works Risk Assessment*
- xvi. Health and safety measures*
- xvii. Complaints procedures*
- xviii. Monitoring and reporting procedures*

#### *Demolition and waste management*

- xix. Demolition Audit*
- xx. Site clearance and waste management plan*
- xxi. Asbestos survey and disposal strategy*

#### *Construction traffic*

- xxii. Construction traffic routes*
- xxiii. Construction traffic management including access to the site (specifically any proposed temporary construction accesses to the site); the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.*

#### *Environmental Management*

- xxiv. Ecology surveys and management plan in relation any existing ecological features that may be affected by works in that Development Phase*

- xxv. Measures to minimise visual impact during construction
- xxvi. Measures to minimise noise and vibration levels during construction
- xxvii. Measures to minimise dust levels during construction
- xxviii. Measures to control pollution during construction (including a Pollution Response Plan)
- xxix. Construction lighting strategy, including measures to minimise light spill
- xxx. Measures to reduce water usage during construction
- xxxi. Measures to reduce energy usage during construction
- xxxii. Any other precautionary and mitigatory measures in relation to demolition and construction as identified in the Environmental Risk Register

*The development shall thereafter be implemented in accordance with the measures detailed within the statement.*

*Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highway and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan 2015.*

**Delete condition 19 – the terms of this condition are already addressed under condition 11 (parts i-iii)**

**17/3722/s73**

**Basing Way Garages**

**Pages 79 - 100**

A plan showing swept path diagrams for refuse and emergency vehicles has been amended. Condition 1 accordingly needs to be updated as follows (the updated plan numbers are shown in bold for the purposes of this Addendum in bold):

#### Condition 1

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

15-290-02 D01-001 Rev A; 15-290-02 D01-002 Rev A; 15-290-02 D01-010 Rev A; 15-290-02 D01-011 Rev B; 15-290-02 D01-050 Rev B; 15-290-02 D01-051; 15-290-02 D01-100 Rev B; 15-290-02 D01-101 Rev B; 15-290-02 D01-102 Rev B; 15-290-02 D01-200 Rev A; 15-290-02 D01-201 Rev B; 15-290-02 D01-202 Rev B; 15-290-02 D01-203 Rev B; 15-290-02 D01-300 Rev B; 15-290-02 15-290-02 D01-500; **12330-CRH-Z1-00-DR-D-6175 P4; 12330-CRH-Z1-00-DR-D-6179 P3**; Design and access statement (BPTW); Ecological Assessment (AGB Environmental); Land contamination assessment (AGB Environmental); Statement of Community Involvement (BPTW); Sunlight/daylight and overshadowing assessment (HTA); Sustainability Statement with energy statement (BBS Environmental); Transport Statement

with parking survey (Campbell Reith); Tree survey/Arboricultural impact assessment method statement (AGB Environmental); Utilities - site investigation report (Premier Energy Services); Drainage Strategy (7 Engineering Consultancy).

**17/3722/s73**

**Elmshurst Crescent garages**

**Pages 121-138**

Condition 18 requires details of parking to be submitted and approved. As part of the S73 we submitted a Proposed Site Plan no. 15-290-02 D02-050 Rev B which shows the proposed parking in accordance with highways request for refuge areas. In light of this, condition is amended as follows:

Condition 18

Before the development hereby permitted is occupied the car parking spaces as shown on Drawing No. **15-290-02 D02-050 Rev B** shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

**17/2417/FUL**

**Adamson Court, Hertford Road, London, N2 9BW**

**Pages 139-158**

Remove Condition 11 (car parking layout) – no car parking is to be provided within the curtilage of the site.

On page 155, completion of the section relating to the impact on the amenity of existing neighbours which for the purpose of clarity is set out in full below:

The properties most likely to be affected by the proposed development would be 5 and 15 Hertford Road as these are the adjoining properties to the east and west of the site. The rear elevation of the properties to the rear are over 25m away with a 15m deep rear garden behind this application site. The impact on 5 Hertford Road is negligible given the fact that the proposed development would be situated further away from that dwelling compared to the existing building. The distance would be over 4m and the projection from the rear would be less than 2m. As such, the proposed development would not appear visually overdominant or overbearing and would not give rise to a loss of light or privacy to that property.

There would be a greater impact on the amenity of the neighbouring property at 15 Hertford Road due to the orientation of 15 Hertford and its relationship with the proposal and the fact

that there are bedroom windows on the flank elevation of the proposed development at the first floor level facing 15 Hertford Road. The proposed development would be constructed with obscured windows for the flank windows at the first floor level only facing 15 Hertford Road.

The flat roof above this part of the development would be access for maintenance only. The proposed plans indicate this, however, a condition will be added to the planning permission. The application has been supported by a daylight and sunlight survey which indicates that no measured windows would lose daylight or sunlight below the 80% of their former value or reduce below 27% in respect of the Vertical Sky Component (VSC).

**16/2351/FUL**

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

**Pages 269 - 342**

**Additional comments have been received from 3 residents on the following grounds:**

- Fire Brigade not satisfied with proposals.
- Sprinklers could add height to roof
- Proposals still do not comply with part M4(2) and M4(3) of Building Regulations
- Plans need to include Solar Panels in order to meet London Plan requirements and additional height of building needs to be considered
- There is no rear access to site.
- Uncertainty regarding wall to neighbouring properties and whether this is to be retained.

Officers would comment as follows:

The Fire Brigade no longer objects given that sprinklers are to be provided. Fire safety is primarily a Building Regulations matter as the applicant would need to provide a full Fire Strategy at this stage.

The applicant insists that the scheme is compliant with building Regulations. A condition would be attached to ensure that the scheme complies with part M4(2) and M4(3) of the Building Regulations. The issue of compliance with part M of the Building Regulations will be examined further at Building Regulations stage. If the scheme is not compliant then a revised planning application would be necessary to make any changes and residents would be consulted on any new planning application.

Highways Officers note that although there is rear access to the current premises of 20-32 High Road this is not able to accommodate delivery vehicles as there is not space to turn around due to parked vehicles.

The applicant has confirmed that the wall to the rear of the site will be retained.

It has been noted that the proposed solar panels were not initially shown on the plans. Amended plans showing these for clarity have been received. Officers are of the view that the increase to the building is minor and as such the item can still be heard this evening by the committee. It will have negligible additional impact in terms of overshadowing, noise, visual appearance and visual impact on neighbours.

**Amend condition 1:**

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

HR-G-AG01 E  
HR-G-AG02 D  
HR-G-AG03 E  
HR-G-AG04 F  
HR-G-AGP01 H  
HR-G-AGP02 F  
HR-G-AGP03 G  
HR-G-AGP04 F

**HR-G-AGP05 G**

HR-G-AE01 E  
HR-G-AE02 C  
HR-G-AE03 D  
HR-G-AE04 B  
HR-G-AE05 F

**HR-G-AE06 H**

HR-G-AE07 E  
HR-G-AE08 D  
HR-G-AE09 B  
HR-G-AE10 C  
HR-G-AE11 C

Design and Access Statement

12-18 High Road - East Finchley Site Analysis

Daylight and Sunlight Report

Construction Management Plan

Transport Assessment

**Carbon Emission Modelling Statement**

**Add condition:**

Before the development hereby permitted is first occupied or the use first commences the parking spaces, shown on Drawing No.HR-G-AG01E shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

**Add condition:**

Before the development hereby permitted commences (Other than for purposes of demolition), full details of the energy measures specified within the Amended Carbon Emission Modelling Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details.

Reason: To ensure compliance with policy 5.2 and 5.3 of the London Plan and policy DM04 of the Adopted Barnet Development Management Policies 2012.

**17/3720/FUL**

**164 Brunswick Park Road, London, N11 1HA**

**Pages 343 - 364**

Additional comments received after the publication of the agenda.

Concerns have been expressed that the proposed development would be affected by ground contamination from the nearby cemetery.

**16/7601/FUL**

**Land Formerly known as British Gas Works, Albert Road, Barnet EN4 9SH**

**Pages 187 - 268**

Changes to text within report

Section 2.1 SITE DESCRIPTION AND SURROUNDINGS

Second paragraph should read – Appendix 2 shows the relationship between the site and the consented planning application for the Victoria Quarter area.

Third paragraph should read – As shown within Appendix 3, the site lies to the north of Victoria Road and abuts Victoria Recreation Ground to the north east.