

Hendon Area Planning Committee 7th September 2017
Addendum to Officers Report

Pages 23- 36

Address: Edwarebury Court, Edwarebury Lane HA8 8LP

Ref: 17/3229/FUL

The description of development should read as:

Two storey rear extension to provide larger living accommodation for flat Nos. 5 and 6. Roof extension involving hip to gable to both ends including 4no. rear dormer windows, 6no rear rooflights and 8no. front rooflights to provide 3no. additional self-contained flats

Pages: 37- 58

Land Rear of 18 Maxwelton Close, NW7 3NA

Ref: 17/4462/FUL

Since the publication of the committee report, 1 further letter of representation has been received. Overall, 9 responses have been received. The material considerations raised are similar to those set out within section 4 of the committee report.

Additional comments have been received from Environmental Health. Two further conditions are to be added relating to Protection from Vibration and Acoustic Fencing, as follows:

C249 PROTECTION FROM VIBRATION

a) Development shall not begin until a scheme for protecting the proposed development from vibration, has been submitted to and approved in writing by the Local Planning Authority.

The vibration protection scheme shall include such combination of land separation, vibration control techniques and other measures, as may be approved by the Local Planning Authority, in the light of current guidance on vibration levels. The said scheme shall include such secure provision as will ensure that it endures for so long as the development is available for use and that any and all constituents parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic vibration in the immediate surroundings.

C244 ACOUSTIC FENCING TO BE CONSTRUCTED

a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy 7.15 of the London Plan 2011.

Pages 59-72

Address: Land side of 22 Rankin Close NW9 6SR

Ref: 17/4034/FUL

A further letter of objection has been received since the publication of the report the contents can be summarised as:

- The piece of land in question was meant for the enjoyment of all residents of Rankin Close and provide open scenery.
- Plans are incomplete as they do not show landscaping to the frontage or existing trees.
- Garage is not large enough to accommodate modern larger cars.
- There are 30-40 houses with 18 parking bays, which already causes stress.
- Conversion of houses into flats has exacerbated the problem
- Area will look congested.
- Loss of garden space of 22 Rankin Close and small garden area for new development.
- Proposed gate will cause security issue.
- Dwelling is likely to become a 2 or 3 bedroom unit as is the case at 21 Rankin Close. This will lead to implications for traffic and amenity space requirements.
- Block plan shows the house to be wider than 22 Rankin Close

The traffic and development section should read as:

Further to concerns being raised in regards to the usability of the existing garage for parking, the highways team have provided further comments on the application.

The highways team have provided further comments in respect of the application:

As the proposal is for a 1x1 bedroom unit with one parking space in a garage is in accordance with the DM17 Policy which would require parking provision of between 0 to 1 parking space.

It is acknowledged that the site is located within a PTAL rating of 1a which is a pure accessibility area, considering that a parking space can be found on surrounding streets site within the walking distance of the site to accommodate a potential overspill parking of one parking space that could result from the proposed development, the proposed development is acceptable on highway grounds.

Section 5.4 Response to Public Consultation should read as follows:

The trees to the front of the site are not subject to a Tree Preservation Order and are not within a conservation area and as such trees may be removed at any time. The Council's tree team have reviewed and do not consider that a TPO would be appropriate given the close proximity to the existing building. As such it is not considered reasonable to request a S106 to secure replacement trees, nor would it be reasonable to request additional tree planting within the neighbouring park. A condition is imposed on the application which would require details of hard and soft landscaping at the site to ensure that there is adequate planting within the site to give an acceptable appearance.

Concerns have been raised in relation to a covenant over the land to the front which seeks to ensure that this area is landscaped. The owner has confirmed that there is no covenant and that the land falls fully within his ownership as shown on the red site plan. It should also be noted that any covenants on the land are a separate legal matter and does not prevent planning permission from being issued. Any covenants and any alterations to such covenants would need to be dealt with separately.

The traffic and development team have reviewed the proposals and are satisfied with the proposed development in regards to highways matters. The development has been considered in the event that the garage space remains in association with the existing property at 22 Rankin Close and is not allocated to the new build property it is still considered that given the existing controls and the size of the development in regards to occupation the proposal would not be harmful to parking or the freeflow of traffic.

Details of the boundary treatment is to be secured by way of condition, this will include any new gates to be provided in the side boundary, it would also require details of the front boundary treatment for the site.

A condition to secure cycle parking on site is to be secured, this will enable to the LPA to control the position of the cycle store, although the plans indicatively show a cycle store to the side if this is considered to hinder access to the rear garden space this may be re-sited elsewhere on site. Details of this are to be secured by way of condition.

The dwelling is shown to be a 1 bedroom unit and as such the appraisal is based on the current layout. The approved plans condition requires that development is built in accordance with the approved plans, any alterations to the layout to provide an additional bedroom would require a new permission or variation application. Any changes to the number of bedrooms will be assessed at the time of such an application being submitted.

The overall width of the dwelling is considered to fit comfortably within the site and ensures there is a gap between the building line and the side boundary.