

Finchley and Golders Green Area Planning Committee 17th October
Addendum to Officers Report

Pages: 39-48

504 Finchley Road NW11 8DE

Ref: 17/4842/FUL

Since the report was written 2 additional letters of objection was received with the following comments:

- Outbuilding represents over-development which adversely impacts neighbours
- Plans suggest it directly and fully overlooks neighbouring bedrooms
- Impacts on the green space on the property and space for future residents
- Gym will be noisy for neighbouring residents
- Scheme is very similar to the previously refused scheme and should be refused again

These comments are addressed within the committee report.

Pages: 57-82

22 And 24 Dollis Avenue London N3 1TX

Ref: 17/1363/FUL

Page 61

Condition 13 to be amended to read as follows (changes underlined):

"The roof of the building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012)."

Pages 83 – 94

11 Primrose Close

Ref: 17/0694/FUL

Officers would like to provide further clarification on the arrangement of the existing and proposed refuse storage. There are two large industrial bins which are contained within the existing timber enclosure. The bins remain within the enclosure throughout the week and are only removed on collection day by the Council's waste services team. The bins are then returned to the enclosure. Within the proposed scheme the location of the enclosure will be moved, however, the bins will remain permanently in this location throughout the week.

Condition 6 is amended as follows:

No development shall take place until the bin store has been relocated to the location shown on Drawing No. 11PC/P01 Rev. C. The bin store shall be permanently retained thereafter and shall be accessible to the residents of Primrose Close in perpetuity on the Council's nominated bin collection days (as may be amended by the Council for bank holidays or other events) and the day before collection day.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility and to ensure that waste and recycling facilities are available for residents of Primrose Close; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

Pages: 111-120
2 Howes Close N3 3NX
Ref: 17/5049/HSE

Since the report was written 1 additional letter of objection was received with the following comments. It should be noted that the objector had stated that the comments were submitted online. Unfortunately, it was not received by the council. The objections and comments are paraphrased as follows:

No in principle objection to modernisation, but to this particular proposal which is regarded as architecturally ugly and antipathetic to the overall design, environment and ambience of the St. Luke's Court/Howes Close. Although not personally affected, the impact of the mass of the extension on the neighbouring property is unacceptable.

The officer is of the opinion that whilst the fenestration is of a modern design, its impact is not considered harmful to the proposal property, existing streetscene and general locale. The overall design, size and scale is considered to be a proportionate addition to the existing property, set no higher than the existing maximum roof height and remaining smaller in size than both neighbouring dwellings.

Pages: 121 – 142
Golders Green Delivery Office
Ref: 17/5013/FUL

Condition 2 is amended as follows:

a) Prior to the construction of the relevant part of the development, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

Condition 6 is amended as follows:

a) Prior to the installation of any ventilation/extraction plant, a report shall be submitted to the Local Planning Authority, carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

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 measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

Condition 6 is amended as follows:

The applicant has requested that condition 21 (hours of use) be amended to 0630 to 2200 on any day. Any final decision on the suitability of hours will be taken by the committee.