

Chipping Barnet Area Planning Committee
30th November 2017
Addendum to Officers Report

Pages 43-56
Woodlands, Pine Grove
17/5269/FUL

Comments from the Council's Building Control Engineer in relation to the Basement Construction Method Statement:

- *The stability of the permanent works will be checked as part of the building control check, however we do not check or approve temporary works. The developer should be made aware of this*
- *Deep underpinning of existing foundations is proposed, the temporary support of the ground excavations will be important to ensure this can be carried out safely. I suggest we ask for confirmation the design engineer will check and approve the contractors method statement and the underpinning checked for stability during the basement excavation*
- *I would have expected a full site investigation to be carried out with boreholes and soil testing to confirm ground conditions, and ground water monitoring. A high ground water level can affect the way the works are carried out.*

A response has been received from the applicant's agent to confirm these points will be adhered to.

Amended Condition 1 – Approved Plans

Add 'email from Damian Maguire dated 30/11/17' to list of approved documents.

Pages 57-66
Courtlands, 24 Northumberland Road
17/5974/FUL

An additional letter of objection has been received from Councillor Sachin Rajput and is summarised below:

- *If granted this is likely to cause noise nuisance to neighbours, particularly in Farnham Close*
- *The site is said to be a special care setting. There would be no real means of controlling the numbers of users of the gym at any given time or to manage or control the hours of the day that it could be used*
- *Bathroom facilities show that the outbuilding is very much intended to be separate to the main dwelling, whether the gym or office*
- *The perhaps demonstrates the potential intensity of usage of the outbuilding*
- *Use for care-related office purposes raise similar concerns to the gym*
- *By virtue of this particular application being in a care setting, there is potential to take users to the outbuilding who are 'suffering' and need help. The siting at the very rear of the site means there is potential for disturbance of residents to the rear.*

Amended Condition 1 – Approved Plans

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

Drawing No. 24NOR/281/01, titled 'Floor Plan, Elevations and Sections'; dated September 2017, Drawing No. 24NOR/281/02, titled 'Existing Site Plan' and 'Existing Location Plan'; dated August 2017, Drawing No. 24NOR/281/03, titled 'Proposed Site Plan' and 'Proposed Location Plan'; dated August 2017

<p>Pages 67-80 155 & 157 Chanctonbury Way 17/6065/HSE</p>
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Additional consultation comment received:

"I wish to draw your attention to:-

the water run off from the fields behind these properties (but mainly 155).

There is a natural open ditch/brook that forms whenever there is heavy rainfall. This ditch/brook is on the boundary line between 155 and 153, (the applicant also now owns No.153). This runs off under the road (into a drainage pipe) and downhill into the Brook behind the houses opposite.

Three times in the 39 years we have lived here, this has flooded over the road and into the houses on the opposite side of the road.

Also, a large swimming pool/basement type structure has been dug down in the rear of this property, which must have an affect on the roots of very old and large oak trees on the boundary that help to soak up some of the water.

With the large underground structure in the garden (for which I have been told you don't need permission) and the basement under the house, I am requesting that this only be granted permission if a full survey has been done with these issues taken into consideration."

Condition 10- New Condition to read as follows:

The development hereby permitted shall be implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the development hereby approved. If the development hereby permitted is not implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the development any buildings or structures erected at the site in connection with this permission shall be demolished and removed from the site in their entirety within 3 months of the failure to complete the development within 6 months of the development being commenced.

Reason: To safeguard the amenities of the occupiers 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).

An additional letter of objection has been received from Councillor Richard Cornelius and is summarised below:

- *I am very concerned about this application at 101 Greenway*
- *A number of houses have been extended over the years in the road – not all successfully. However this application will lead to a building that will be so high as to dominate and change the streetscape in a dramatic way*
- *Out of scale due to bulk and mass. Increase in height at the back will have a particular effect because of the way that the ground slopes away. This will have an impact on the group of gardens behind Greenway*
- *Rear balcony will also add to a feel of overlooking and if it is used as a terrace, actual overlooking. Barnet does not usually grant permission for balconies for this reason. Even if this is not to be used, its existence will damage the feeling of privacy. I suppose it gives rise to the question, what is it for?*
- *I urge the committee to reflect carefully on this very large development and ask the owners to think again by refusing the application.*

Amended plans have been received which confirm the relationship of the property and the proposed development to the neighbouring properties.

Para 6 of 'Impact on the living conditions of neighbouring residents' should be amended as follows:

"No 103 benefits from a two storey extension, notwithstanding that the single storey element will extend 1m beyond the neighbouring extension, the first floor element would not be any deeper therefore no impact on this property."

Amended condition 1 – Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Tree report by OMC Associates (dtd 03/10/17), Site Location plan, drg.no SK-01B, drg.no SK-03D, drg.no SK-04C, drg.no SK-05C, drg.no SK-06C, drg.no SK-07C, drg.no SK-08C, drg.no SK-09C and SK-10 (photomontage).