

Chipping Barnet Area Planning Committee
18th January 2018
Addendum to Officers Report

Pages 29 - 42 Woodlands, Pine Grove 17/5923/HSE
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Condition 1 - relating to approved plans:

This condition should be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans; all dated 04/01/2017:

Existing Plans:

010 Rev P3, 011 Rev P3, 012 Rev P3, 013 Rev P2

Demolition Plans:

053/B Rev P1, 054/B Rev P1, 055/B Rev P1, 056/B Rev P1

Proposed Plans:

100-1/B Rev P3, 100/B Rev P4, 101/B Rev P4, 102/B Rev P3, 103/B Rev P3, 110/B, 200/B Rev P2, 201/B Rev P2, 202/B Rev P1, 300/B Rev P1

Basement Construction Method Statement, Arboricultural Survey, Supplementary Letter Dated 16.11.2017 and email from Damian Maguire dated 30.11.17.

Emails from Damian Maguire dated 16 January 2018 16:12, titled 'Canopy Feature for Woodlands- Rear Terrace Feature'

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).

Condition 3 - relating to materials of the proposed works; this should be amended to read as follows::

The materials to be used in the external surfaces of the building(s) shall match those used in the existing building and the materials for the rear canopy shall be constructed in light grey or off white powder coated aluminium as detailed in agents email dated 16th January 2018.

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).

Additional representations have been received from a neighbouring resident commenting on the application which can be summarised as follow:

- The applicants approach on this site is one of incremental development with multiple applications for smaller elements being submitted to achieve a larger, cumulative whole. Should all of the elements across the various applications be submitted as one application, this level of development would be resisted in terms of significant change to the existing situation on site and the impact on the Conservation Area.
- The submitted drawings are highly misleading in respect to the host site and the property to the north-east particularly regarding the change in levels. The submission requests that Members undertake a site visit to review this matter.

Officers response as follows::

Whilst separate applications have being submitted for various proposals on this site the officers will ensure that all site history is taken into account in determining the applications. However it should be noted that whilst the basement application has already been approved by the 30th November area planning committee this basement element also forms part of this application.

The applicant has submitted a further application to the council ref: 17/6963/HSE which is effectively the 3rd application and is currently still under determination. This application also forms all elements of the basement and proposals under this application. In determining this application the officers will ensure all relevant material considerations including site history are taken into account prior to reaching a recommendation.

The Planning Officer has visited the site and so has the Members of the committee prior to the meeting tonight.