

**Finchley and Golders Green Area Planning Committee 26 March 2018**  
**Addendum to Officers Report**

**35 Dollis Avenue, London, N3 1BY**

**Ref: 17/4984/FUL**

Condition 1 should be reworded to include revised plans:

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

Existing Location & Block Plan 510 2b 001 C

Existing Site Plan (1/2) 510 2b 002 B

Existing Site Plan (2/2) 510 2b 003 B

Existing Lower Ground Floor 510 2b 010 B

Existing Ground Floor 510 2b 011 B

Existing First Floor 510 2b 012 B

Existing Second Floor 510 2b 013 B

Existing Sections 510 2b 020 B

Existing Elevations 510 2b 030 B

Existing Elevations 510 2b 031 B

Proposed Location & Block Plan 510 2b 100 C

Proposed Site Plan (1/2) 510 2b 102 D

Proposed Site Plan (2/2) 510 2b 103 E

Proposed Lower Ground Floor 510 2b 110 E

Proposed Ground Floor 510 2b 111 E

Proposed First Floor 510 2b 112 E

Proposed Second Floor 510 2b 113 F

Proposed Roof Plan 510 2b 114 D

Proposed Section AA' 510 2b 200 D

Site Section BB' 510 2b 210 E

Proposed Street Elevation 510 2b 300 E

Proposed Front Elevation AA' 510 2b 310 B

Proposed Rear Elevation BB' 510 2b 311 C

Proposed Side Elevation CC' 510 2b 312 D

Proposed Side Elevation DD' 510 2b 313 C

Email from agent dated 12 December 2017

Design and Access and Planning Statement

Daylight, sunlight and overshadowing assessment by XCO2 dated July 2017

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)."

### **205 Regents Park Road N3 3LN**

#### **Ref 17/5758/FUL**

Land Use: The proposed use for Toolstation is considered to fall under Use Class A1, with ancillary storage and staff facilities. The reason for this is that Toolstation is moving away from an emphasis on trade customers and towards private customers, and hence the differing retail arrangements and internal layout which will include display cases and shelves common to retail units. This outlet is proposed to be the first of the new format retail Toolstation unit to be launched by the company, although it is there are a handful of others currently under offer.

Parking and Deliveries: The proposal is initially expected to receive a maximum of one delivery per day although once the stock is built up this may fall to two deliveries per week. The application site has an off street parking area approximately 11 metres wide. If the space is clear of customer parking then deliveries would be taken at this point. If not, then the delivery vehicle would park on the street. The delivery is anticipated to take up to 20 minutes. It is important to remember that the previous use of the site was for a car showroom and car workshop. A large number of vehicles relating to the car showroom use were parked on the street outside the property. The site has a long side frontage to North Crescent and would provide on street parking for short periods in the same manner that existing commercial premises on Regents Park Road depend on.

## **89 And 91 Highfield Avenue**

### **Ref: 18/0034/FUL**

#### **Amend Condition 1 – Plans**

Condition 1 should be reworded to include email confirming number of occupancy:

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

(MAY)A-03 (Combined Existing Plans and Elevations), (DEC)A-00 (Location Plan), (DEC) A-05 (Combined Proposed Plans and Elevations), (DEC)A-07 Rev A(Existing and Proposed Site Plan), A-10 (Refuse Area Detail, Elevations and Plan), Design and Access Statement prepared by Mario Minchella Architects dated December 2017, Email Confirming Number of Occupancy dated 15 March 2018.

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).

#### **Amend Condition 10 – Forecourt Layout**

Condition 10 should be reworded to read as follows:

Notwithstanding details shown on Drawing No. (DEC) A-07, before the development hereby permitted is first occupied or the use first commences details including levels of the forecourt to provide two parking spaces shall be submitted to and agreed in writing by the Local Planning Authority

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

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.

#### **New Condition 13 – Means of Enclosure**

Condition to read as follows:

a) The site shall not be brought into use or first occupied until details of the means of enclosure of the subdivided amenity area, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

**18 Dingwall Gardens – Ground Floor Flat NW11 7ET**

**Application No. 17/8219/FUL**

Condition 1 – Approved Plans (Amended)

Condition 1- Approved Plans to read as follows:

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

U-BY- LP001 (received 27/02/2018)

U-BY- EP001 Rev 1 (received 27/02/2018)

U-BY- EE001 Rev 1 (received 27/02/2018)

U-BY- PP001 Rev 2 (received 16/03/2018)

U-BY- PE001 Rev 2 (received 16/03/2018)

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).