

Hendon Area Planning Committee June 2018
Addendum to Officers Report

Pages: 11-26

127 The Broadway, London NW7 3TJ
Ref: 18/1288/FUL

The opening sentence should read as: The application has been called in to the area planning committee by Councillor Farrier due to concerns about the nuisance it may cause to residents.

Condition 6- Delivery Hours should be removed. Condition 11 Delivery and Servicing Plan will include details on the hours and days for deliveries and an assessment can be made at the time of determining the conditions application as to the appropriate hours for deliveries to the site.

Condition 2 Approved Plans should be updated to include the drawing number included on the Location Plan

Location Plan Drawing No B10027-AEW-PJ002011-XX-DR-0005

Pages: 27 - 40

St Vincents Catholic Primary School, The Ridgeway London NW7 1EJ

Ref: 18/1518/FUL

The opening sentence should read as: The application has been called in to committee by Councillor John Hart for the following reason: enhancement of the land profile, improved educational and physical activity of primary school age children, sports use, recreational use.

Informative 1 should read as:

The plans accompanying this application are: 0063 005A; 0063 008; 0063 009A; 0063 010A; 0063 011-A; 0063 0011A; 0063 012A; JEC/383/100; flood risk assessment and drainage strategy; preliminary risk assessment; transport

assessment; SuDS Maintenance Plan; 0063 - 013 Overland Flow Interception Strategy; Flood risk assessment drainage technical addendum; NHTB consultancy flood risk assessment and drainage strategy March 2018; NHTB consultancy video footage statement May 2018.

Pages: 59-80

27-29 Neeld Crescent, London NW4 3RP

Ref: 18/1327/FUL

The following conditions are also recommended:

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 of that Order shall be carried out within the site area or building hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

21. The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

22. The layout of the residential units as indicated on the hereby approved plans shall be implemented and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012), and the Residential Design Guidance SPD (adopted April 2013).

23. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

24. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

Pages: 41-58

14 Rundell Crescent, London NW4 3BP

Ref: 18/1606/FUL

The following conditions should be included:

16. a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

17. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

Condition 1 Approved Plans should be updated to add the following plan numbers for greater clarity.

Location Plan

Existing Elevations Drawing No U-SH-EE001
Existing Plan Drawing No U-SH-EP001
Proposed Garden Plan Drawing No U-SH-PS001
Received 13 March 2018

Proposed Roof Plan and Section Plans Drawing No U-SH-PS001 Rev B
Proposed Plans Drawing No U-SH-PP001 Rev B
Proposed Elevations Drawing No U-SH-PE001 Rev B

Received 29 May 2018

Pages: 111- 130

SweetTree Fields Marsh Lane. London, NW7 4EY

Ref: 17/7627/RCU

Since the publication of the report, the Council's Assistant Director for Adults Services provided the following comments:

"The Farm provides a unique service within the Borough, offering inclusive, meaningful activities for some of our most vulnerable residents. The Farm has worked closely with Adults and Communities in recent years, not only offering their services to residents but also by hosting and providing resources for council forums and workshops for other local providers, delivering a high degree of social value to the borough and supporting the development of local networks and engagement.

The services offered by the Farm are entirely aligned with local strategies to build social capital, promote volunteering and community cohesion, while supporting all residents to live fulfilling lives maximising their independence."

In addition, two additional neighbour objections have been received. The majority of comments have been detailed in the report; the following comments are additional:

- The present application would could arguably a stepping stone to building houses on the green belt
- The number of animals, although capped, would still be large and combined with the 55 people over 7 days would create noise an disturbance in excess of the regular agricultural use;

- Structures are subject to an enforcement notice/if approval granted it would be premature of the enforcement case;
- Would urge that the farm, if approved, be limited to Monday- Friday only to limit the disturbance to all local residents, and a maximum of 30 people on site be allowed, which is more than adequate given the animals on site;
- The paths are a commercial footing not subordinate as detailed in the officers' report;
- No technical advice considered as part of the officers' report. The noise was independently assessed by neighbours as part of a previous application which considered that noise levels were above quiet background of nearby homes;
- Incorrect assessment of impact on the Mill Hill Conservation Area; it is established by planning case law that private views of heritage assets and impact thereon is a material planning consideration;
- Applicant has not clearly demonstrated the appropriateness of development on the green belt.

Pages: 91 - 110

Land Rear of 18 Maxwellton Close, London, NW7 3NA

Ref: 18/1077/FUL

The Committee Report refers in the 'Proposal' and 'Highways' sections to 5 no. car parking spaces being provided. In fact, 4 no. car parking spaces are proposed to serve the development.