

WEST AREA PLANNING SUB-COMMITTEE

28th June 2012

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

All references in the recommendations which refer to the Assistant Director of Planning and Development Management should be amended to refer to the "Acting Assistant Director of Planning and Development Management"

All reference to the Core Strategy (Examination in Public version) 2012 and Development Management Policies (Examination in Public version) 2012 should be replaced by Core Strategy (Adoption version) 2012 and Development Management Policies (Adoption version) 2012

Pages 35-52 79 West Heath Road

There is now a total of 8 objections including 2 people who wish to speak at committee.

The updated objection summary is as follows:

- Overlooking
- Development will block sunlight
- Too close to neighbouring property causing issues with maintenance and access
- Object to building being wider
- Object to size of building and basement
- Overdevelopment
- Development will alter the character of the area
- Site used as general rubbish dump
- Loss of privacy
- Object to increase in size and scale
- Site currently used as dump creating an eye sore
- Concerns about planning creep
- Concerns about size of proposed redevelopment
- Loss of light
- Object to size
- Loss of garden area
- Overbearing
- Concerns about noise and dust

Those ground of objections are considered to have been addressed in the officer's report.

Additional concerns have been raised by objectors in relation to misrepresentations and the accuracy of the description of the development

which has been suggested should be of a 5 storey building. It is considered that the description of the development is accurate and not misleading. The consultation letters and committee report clearly state that the proposed property would be three storey plus rooms in the loft and basement which equates to 5 levels of accommodation.

Concerns have been raised with respect to the missing measurements on the submitted drawings. Scaled drawings have been submitted with the application and the enable appropriate comparisons between the existing and proposed buildings.

Concerns have been raised in relation to the consultation exercise. The public consultation exercise was carried out in respect of the planning application was in accordance with national and local requirements.

Condition 1 should now read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Design and Access Statement, Dated May 2012; Arboricultural Method Statement, Dated 9th March 2012; Construction Management Plan; Tree Protection Plan – Rev A, Dated June 2012; Plan No's: 000-OS; 000-01; 010-OS; 000-02; 000-03; 040-01 A; 040-02 A; 040-03 A; 040-04 A; 040-05 A; 040-06 A; 040-07 A; 010-LG A; 010-0G C; 010-01 B; 010-02 A; 010-0R A; 010-03 A; Email from Agent (Mr Spry), Dated 17/05/12, 28/05/12 & 29/05/12).

Reason: For the avoidance of doubt and in the interests of proper planning.

Informative 3 should now read:

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £13615.00.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk

Pages 1-14 2 Elm Walk

Relevant policies to this case amended to: GBEnv1, GBEnv2, D1, D2, D3, D5, D6, H27 & M11.

Informative 1 should be amended:

The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):
GBEnv1, GBEnv2, D1, D2, D3, D5, D6, H27, M11.

Local Development Framework:

Core Strategy (Adoption Version) 2012 – CS NPPF, CS1, CS5.

Development Management Policies (Adoption Version) 2012 – DM01, DM02.

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is considered to comply with National, London Plan, and Council Policies and Guidelines.

Conditions

Condition 3 has been amended to read:

The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason:

To safeguard the visual amenities of the building and the surrounding area.

Condition 4 has been amended to read:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s): The insertion of windows in any part of the approved development.

Reason:

To safeguard the amenities of neighbouring residents.

The following condition has been added to this recommendation:

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for – access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Pages 105-112
206 Watford Way

Amended plan received showing removal of 1no. parking space and additional amenity space.

Amend condition 1 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, 4249 01, 4249 02 amendment received 22/05/12, 4249 03 A, 4249 04A.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Highways officers are happy that 2 spaces as opposed to 3 would have an acceptable impact on highways terms.

Pages 97-104
58 Clifton Gardens

2 objections received.

Objection summary:

- Object to first floor window
- Overlooking
- Loss of light
- Concerns about proposals impacting established trees and shrubs
- No use of flat roof as balcony
- Impact of air conditioning unit
- Impact on street parking

Those objections are considered to have been addressed in the officer's report.

Pages 81-96
11 Garrick Avenue

Informative 2 should now read:

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £9,396.80 (on the base of 268.40 sqm gross floor space).

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if

you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk

Page 53-64
201 The Vale

Informative 2 should be included:

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £6125.00.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk