

**Finchley and Golders Green Area Planning Committee 23 July 2018**  
**Addendum to Officers Report**

All references to Head of Development Management should be amended to Service Director - Planning and Building Control

**Pages: 43 - 54**

**Ref: 18/1480/FUL**

**70 North End Road London NW11 7SY**

The below table and map illustrate the existing flatted properties along North End Road. The information below has been collected from the Valuation Office Agency website.

Property number	Number of flats
8 North End Road	3
9 North End Road	1
11 North End Road	1
12 North End Road	4
13 North End Road	2
15 North End Road	3
17 North End Road	5
19 North End Road	2
20 North End Road	6
21 North End Road	3
22 North End Road	5
23 North End Road	5
24 North End Road	2
25 North End Road	2
31 North End Road	5
33 North End Road	2
35 North End Road	3
36 North End Road	2
38 North End Road	2
39 North End Road	5
41 North End Road	5
43 North End Road	3
45 North End Road	7
47 North End Road	4
49 North End Road	3
51 North End Road	3
53 North End Road	3
54 North End Road	2
58 North End Road	2
65 North End Road	7
66 North End Road	2
69 North End Road	3

82 North End Road	3
84 North End Road	4
86 North End Road	3
111 North End Road	2
123 North End Road	2
129 North End Road	3
137 North End Road	2
139 North End Road	3
141 North End Road	3
145 North End Road	3



**Pages: 55 - 102**

**Ref: 18/2039/FUL**

## **Finchley Police Station, 193 Ballards Lane, London N3 1LZ**

Additional information has been received from:

- (i) The Council's Senior Employment and Skills Training Officer.
- (ii) The Council's Greenspaces Manager.
- (iii) The applicant, on the subject of carbon off-setting as part of the building sustainability for the site.
- (iv) The applicant, who has written to neighbours and members about the merits of the proposal, in letters dated 18<sup>th</sup> July 2018.
- (v) A neighbour, who has written to reiterate previous comments about the impacts of the scheme on their amenities.

### **Amended RECOMMENDATION II:**

The applicant and any other person having a requisite interest in the site be invited to enter into a section 106 Agreement to secure the following:

1. The Council's legal and professional costs of preparing the Agreement and any other enabling agreements.
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.
3. Provision of three flats as shared ownership housing, to be provided for sale through a registered social landlord acceptable to the Council with an initial offering of a 25% share to prospective buyers or alternatively off-site provision of £211,950.
4. Provision of a review of development viability for the approved development (including residential and non-residential units) with a proportion of any sales value uplift over the 20% nominal viability level to be paid to the Council for the sole purpose of contributing towards off-site affordable housing. The proportion of any uplift to be paid to the Council will be 60%.
5. Provision of the following costs towards extension of the Controlled Parking Zone (CPZ):
  - (a) A contribution of £114,034.79 towards proposed CPZ works as follows:
    - To undertake review of the existing CPZs;
    - To implement the outcome of the review;
    - To undertake consultation on roads currently outside the CPZ area in the proximity of the site; and
    - to implement the outcome of the CPZ consultation.
  - (b) A contribution of £2,000 to amend the existing Traffic Management Order to exempt permits.
6. Provision of travel plan costs
  - (a) Travel Plan monitoring contributions of £5,000; and
  - (b) Travel Plan Incentives for future occupiers to the value of £7800.

7. Provision of Skills, Employment, Enterprise and Training appropriate to the site; provision of six apprenticeships for the duration of the development, or an alternative for off-site training provision of £ 125,440.
8. Provision of the following sums towards off-site amenity space and play space provision:
  - (a) An off-site amenity space contribution of £9,900; and
  - (b) An off-site play space contribution of £4,372.97.
9. A financial contribution towards carbon off-setting of £54,925 in order to achieve net zero carbon dioxide emissions from the residential component of the development.
10. Meeting the Council's costs of monitoring the planning obligation - £4000.

### Affordable housing

The following additional London Plan policies should be added to those listed in the main report:

- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds

It is noted that the Council's independent review of the applicant's viability assessment updated the development deficit for the development to £1,571,993. This was reported as £1,137,694 in the main report for this application; however, this figure came from the reviewer's initial report. The applicant has continued to argue that a late review should not be imposed, and cites a recent Council decision where an off-site sum of £244,950 was accepted on a scheme for 53 residential units with retail use at ground and first floor levels (17/6434/FUL at 60 West Hendon Broadway London NW9 7AE, with no provision of a review mechanism. An affordable housing offer of either three shared ownership units (a mix of 1 and 2 bedroom units) or an alternative sum of £211,950 for off-site provision of affordable housing has been made. The applicant is also prepared to accept an early review of the development's viability, if substantial implementation has not been achieved with 24 months.

Members are minded to approve the application, it is requested that the trigger for the review mechanism is delegated to officers to determine, taking into account comments from HB Law and BNP Paribas, who independently reviewed the viability appraisal on behalf of the LPA.

### Skills, Employment, Enterprise and Training

The Council's Skills and Employment Officer has provided calculations for local employment creation based on the Skills, Enterprise, Employment and Training SPD. In line with the previous application, the provision of six apprenticeships will be sought. An alternative for

off-site training provision of £ 125,440 could be provided. This is included in Recommendation II above as item 7.

Greenspaces:

A consultation response has been received from the Council's Greenspaces Manager, which sets out a requirement for financial contributions for children's playspace and amenity space improvements that are made necessary by the development, and equate to the shortfall in provision within the development. As noted in the main report in the agenda there is an amenity space shortfall of 198 sq.m., and additional to that the playspace shortfall has been calculated at 23.3 sq.m. The equivalent commuted sums are for £9,900 for the amenity space shortfall and £4,372.97 for the playspace shortfall. This is added as item 8 at Recommendation II above

Building sustainability:

The applicant has confirmed that the residential component of the development would produce net zero carbon dioxide emissions, through building efficiency measures that include individual efficient boilers, and a financial contribution of £54,925 towards carbon offsetting in accordance with London Plan Policy 5.2 and the Mayor's Housing SPG (2016, para. 2.3.58). This is noted under item 9 in the amended Recommendation II above.

Additional costs for monitoring at the rate of £500 per item in the Section 106 agreement, are added at Item 10.

**Pages: 127 - 146**

**Ref: 18/2471/FUL**

**5 Beaumont Close London N2 0GA**

Revised plans have been submitted since the publication of the report which reduce the amount of hardstanding and addition of further soft landscaping.

The following plans have been submitted and supersede the previous plans:

201727.P.1004 B (Proposed Site Layout – Ground Floor)

201727.P.1105 A (Existing and Proposed Driveway Layout)

201727.P.1501 B (Proposed Amenity Space Plan)

201727.P.1503 B (Proposed Car Tracking Plans 8 & 9)

In addition, the following plan was omitted in error from the committee report:

201727.P.1302 A (Proposed Elevations)

**Pages: 173 - 186**

**Ref: 17/5814/HSE**

**5 Church Mount London N2 0RW**

The following should be added to the proposal description: 'Alterations to existing hardstanding'.

Additional suggested conditions are as follows:

1) Obscure glazing

Before the extension hereby permitted is first occupied the proposed window(s) in the first floor side elevation and proposed dormers facing No. 7 Church Mount shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2016).

2) Details of lightwells

a) Notwithstanding details shown on the hereby approved drawings, before the development hereby permitted commences, details of the proposed lightwells shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in full accordance with the details as approved under this condition before the approved development is brought into use.

Reason: To protect the character of the house and the Hampstead Garden Suburb Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

**Pages: 207 - 228**

**Ref: 18/1947/S73**

**1069 Finchley Road**

Revised rear elevation has been submitted detailing the obscured glazed at the rear. Two conditions therefore have been reworded to reflect the changes.

Condition 1

Condition 1 shall be amended to read as follows:

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

Drawing no. 000 Rev A; ; Drawing no. 213 Rev E; Drawing no. 214 Rev E; Drawing no. 215 Rev E; Drawing no. 216 Rev F; Drawing no. 217 Rev F; Drawing no. 231 Rev D; Drawing no. 233 Rev G; Drawing no. 234 Rev E; Drawing no. 235 Rev F; Drawing no. 236 Rev C;

Original Plans:

Planning Statement Ref CA/2955 By Apar Smith Planning; Planning Noise Assessment Facade Sound Insulation by Environmental Equipment Corporation Ltd Ref SDV/EC14746-004; Technical memorandum ref EC14746-005 Rev 1 by Environmental Equipment Corporation Ltd; Sustainability Summary dated 15th June 2016 by Darren Evans; Transport Statement Ref 9214/KS/002/02 by Sanderson Associates; Drawing no. 011 Rev A; Drawing no. 012 Rev A; Drawing no. 013 Rev A; Drawing no. 014 Rev A; Drawing no. 015 Rev A; Drawing no. 230 Rev A; Drawing no. 232 Rev A; Drawing no. 237 Rev 0; Drawing no. 238 Rev 0; Document titled "Optional requirements M4(2): Category 2- Accessible and adaptable dwellings Details of optional requirements that cannot be met given that the proposals involve the conversion of an existing building" reference ASP/2955/M4(2).

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 7

Condition 7, relating to obscured glazing shall be amended to read as follows:

Before the building hereby permitted is first occupied the proposed windows in the rear elevation facing Temple Gardens should be installed as indicated on the following approved drawings:

- Drawing no.213 Rev E;
- Drawing no.214 Rev E;

- Drawing no.215 Rev E;
- Drawing no.216 Rev F;
- Drawing no.217 Rev F; and
- Drawing no.233 Rev G.

The windows on this elevation shall be obscured glazed and use brise soleil as shown, fixed shut with only a fanlight opening and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

**Pages: 249 - 255**

**Ref: 18/3330/RCU**

### **39 Harman Drive**

3 additional objections were received after the report was written raising further comments:

- They are completely out of keeping with the neighbourhood. Accepting this will allow others to follow and thereby destroy a style that has been successfully preserved for almost a century.
- The extension is higher than allowed under Permitted Development rights, longer than allowed under Permitted Development rights and intrudes into a neighbour's garden.
- The extension deprives a neighbour of direct sunlight.
- There has been an increase in height of the previous boundary wall and encroachment onto neighbour's land.

**Pages: 265 - 290**

**Reference: 18/1275/S73**

**Address: 1 Bute Mews, London, NW11 6EQ**

Additional comments were received via email on Tuesday 17 July 2018 via email from an objector.

The email stated:

I refer to the application to expand the basements in two of the proposed properties at the above address.

It is my understanding from various local residents that permission has been denied for further basement developments to their properties, a policy now adopted by the Council to maintain the safety and the appearance of the Suburb. In view of this policy,



it seems perverse to me that the Committee would consider any request for basements to be granted permission in the Suburb, not to mention the proposed development and certainly not an expansion of the original proposed planning permission.

It is no secret that the development is unpopular with the local residents, who will be greatly affected by the increase in traffic and pollution. The inadequate access, both entry and egress, to the site and the lack of adequate parking for the tenants vehicles, whilst the risk to pedestrians is compounded by the need for exiting vehicles to cross the pathways at either end of the site with little or no vision of the pavement, thus blind to who or what is passing by. Certainly disabled access will be affected, whilst servicing the commercial premises will become more difficult thus causing larger delivery vehicles (which currently use Bute Mews) to create further congestion by being forced to park on the main A1, Lyttleton Road, which runs across the front of the Market Place NW11. Two fatal accidents have occurred on this short stretch of roadway in the last year.

The unsanitary condition of the whole area at the back of the Market Place, along with the lack of natural light for the proposed development makes the project most unsafe and unhealthy.

However, the site seems already overdeveloped, any further expansion especially below ground level, in fact, would be detrimental to the surrounding area and cause probable alteration to the spring-line in an area still very much at risk of flooding.”

The Officer would respond accordingly:

It is not clear what basement developments which have not been granted consent by the local authority the objector is referring to. No specific details have been provided.

Officers are aware that the Hampstead Garden Suburb Trust implement their own basement policy, but this is separate to adopted planning policy applied by the local authority.

The previous application was granted consent with a basement, therefore it would be unreasonable to now object to a basement level. It would not extend beyond the footprint of the buildings and is therefore compliant with the advice set out in the adopted Hampstead Garden Suburb Design Guidance SPD (2010).

Entry and egress to the site, as well as wider highways and parking impacts of the development, were discussed in depth and carefully considered under the previous application. The changes under this application do not alter that assessment.

The principle of residential development in this location was considered acceptable under the previous application. The changes under this application do not alter that assessment.

According to the Government's flood map for planning, due to the presence of Mutton Brook the park falls inside Flood Zone 2 and Flood Zone 3. Bute Mews however does not, and falls inside Flood Zone 1. There is therefore a low risk of flooding. A basement has already been consented and this application would see the enlargement of this consented basement.

**Pages: 149 - 156**

**Reference: 18/1802/HSE**

**80A Westbury Road N12**

- 1) The description of the proposal has been amended: *'Part demolition of existing garage and conversion into habitable room. Single storey rear extension with new terrace area following demolition of existing conservatory. New front porch. New front boundary fence. New hardstanding to front to provide two off street parking bays and refuse store. New render to front elevation. Changes to fenestration. Roof extension involving raising the roof height, 1no front and 1no rear dormer window, 1no front roof light and 2no rear roof light over ground floor extension'*.
- 2) Please note one further objection has been received regarding the amended plans. Concern over loss of light, outlook and privacy, parking arrangements, the loss of the front hedge and the replacement bin store

3) Two Additional Conditions:

a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the location, enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

a) Notwithstanding the plans hereby approved, the site shall not be brought into use or first occupied until details of the front and side 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).

4) Dimensions of additional works.

Rear conservatory: Existing 3.6m deep x 5.1m wide x 3.0m max high

Proposed: 4.0m deep x 8.3m wide x 3.6m max high

Front dormer window: 1.53m wide x 1.3m high x 1.7m deep

Rear dormer window: 2.4m wide x 1.6m high x 1.8m deep

Increase ridge height by 1 metre

New front boundary fence 1.5 metres

Separate Report

**Reference: 18/3280//FUL**

**58 and 60 High Road N2**

“Additional condition:

Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted 2016)”

Additional informative:

Standard CIL informative

Additional Planning History

F/02424/13 at 60 High Road “Addition of new floor level with a mansard roof and conversion of existing maisonette into 2no. self contained flats.” Allowed on appeal.

14/07168/FUL at 58A High Road “Conversion of existing dwelling into 2 self contained flats including construction of additional storey” Approved 15.01.15.