

Hendon Area Planning Committee July 2018
Addendum to Officers Report

Pages: 65-88

Reference: 18/2546/FUL

Address: Land And Access At Rear Of Devonshire Road, Aberdare Gardens And Osborn Gardens, London

The wording for the second reason for refusal should be reworded to be clearer in the reasons for refusal and mention the relevant policies.

The proposed wording for reason 2 should be:

The proposed development of three dwellings to this site, due to the close proximity to the rear gardens of adjoining properties would give rise to an unacceptable increase in noise and disturbance owing to increased coming and goings to the site and along the accessway, which would have a detrimental impact to the residential amenities of adjoining neighbours and particularly to the ground floor window of 29 Aberdare Gardens facing the accessway. Furthermore, the development, due to its size, siting, scale, and lack of fenestration and detailing to the front and side, would appear overbearing to neighbouring properties and especially dominate the outlook from No. 25 Aberdare Gardens. Due to the proximity of habitable room windows facing the rear gardens of 107 and 109 Devonshire Road and 26 Aberdare Gardens, these properties would suffer an unacceptable loss of privacy as a result of the development. For these reasons, the development is contrary to policies CS NPPF, CS1 and CS5 of the Barnet Core Strategy (2012), policy DM01 of the Barnet Development Management Policies DPD (2012), policies 7.4 and 7.6 of The London Plan (2015) and the guidance contained in the Barnet Residential Design Guidance Supplementary Planning Document (2016).

Pages: 11-18

Reference: 18/2719/FUL

Address: 1 - 3 Charcot Road, London, NW9 5HG

Two additional objections have been received for the application after the end of the consultation period. These are listed below:

- **Re application: New Shopfront 1-3 Charcot Road, London NW9 5HG**

Having missed the consultation deadline for the above planning application we would like the following comments to be taken into account at the next planning committee meeting due to be held Tuesday 24th July 2018:

Residence – Flat 6, Fletcher Court , 1 Joslin Avenue, London NW9 5HW

We understood that this planning application was in relation to a change in facade to the shop front for the former sales and marketing suite and have since discovered that this

change of use will also accommodate a new commercial operation to run a Shisha bar/restaurant. We feel that detailed information has not been shared with those living above the proposed site and are very concerned that business needs will be considered above the needs of local residents.

Clear disadvantages will be apparent to existing residents if this application is granted namely:

1. Creating an environment for antisocial behaviour by users in a residential area after normal working hours.
2. Noise pollution for those living above the restaurant
3. Cooking smells
4. Additional local traffic management issues and no enforcement.
5. Devaluation of properties above the business

We are also concerned that number of enabling works have already begun before full planning permission has been granted.

We have lived in Fletcher Court for seven years and have watched many new businesses arrive on the estate. Those living furthest away from these businesses can enjoy the benefits without having to cope with any of the problems they create, however this is not the case for the residents living in Fletcher Court. We now feel that our relatively quiet road has turned into a high street.

We strongly object to this application and subsequent applications related to the change of the use for the former marketing suite into an entertainment business operating after hours. The owner will enjoy the commercial benefits this business may bring to the area and the local residents will have to endure the related consequences. We ask the planning committee to support this community and refuse this application based on the reasons listed above. We oppose this application.

Regards,

Lisa & Graham Levy

- Dear Barnet Council,

I and my family are residents of The Hyde, Colindale.

My details are:
Jade Campbell

50 Fletcher Court, 1 Joslin Avenue, London, NW9 5HW
Email: missjsbc@yahoo.co.uk

I would like to express my concerns regarding the proposal on a Shisha Bar at the above mentioned location. I am concerned about the grave implications on the local community should planning permission be granted for a bar. I understand the addition of a Shisha bar would further erode the fabric of this community. This type of busy would further increase the throughput of cars, late night street dwellers and subsequent antisocial behaviour and noisy especially after social hours. Furthermore any necessary preparation for the site such as gas pipe installation and a higher wall to enclose the site would cause major disruption for residents (noise, traffic congestion etc), all assuming the necessary planning permission be in place.

Since the addition of the Stay Club and Sainsburys there has been a huge increase in traffic with vehicles stopping on the pedestrian crossing, stopping on the double yellow lines and double parking. There has also been a increase in noise late at night and people loitering on the street. Outside Sainsburys and &Suya there are low level boxing which people use as seating. This often results in people sitting -loitering close to the ATM (Sainsburys Bank) and under the link attachment shared by Sainsburys and &Suya. This can be quite intimidating. I have a short walk from Colindale tube to Joslin Avenue but often feel intimidated by groups of men sitting on the boxing drinking. It would appear the presence of the homeless and street beggars has increased since these new businesses have arrived.

I wholeheartedly object to the addition of a Shisha bar. Granting planning for this type of busy would appear neglectful of the Council's obligation of its residents who way to maintain and build safer communities. This area has a varied community that includes young aspirational professions raising young children, older and disabled people. Please consider amenities that will add value to the lives of the residents of the immediate area and beyond, and not ones that will have adverse impact on this neighbourhood and community. Amenities such a pharmacy, a tuition school or playgroup are just a few businesses that could add real value to the community.

Please consider theses concerns and I look forward to hearing from you.

Yours sincerely

Jade Campbell
Resident 50 Fletcher Court

Pages: 125-144

Reference: 18/3288/FUL

Address: 2 Southfields, London, NW4 4ND

The following wording has been removed from the objection section of the report.

Property was previously used as a 7-bed HMO.

Pages: 89-110

Reference: 18/1871/FUL

Address: The Vicarage, Deans lane, Edgware HA8 9NT

Conditions 5 and 13 are amended to read as:

Before the phase of development for the eight new dwellings is occupied the refuse storage and collection arrangements shall be in place in accordance with the approved planning application.

Reason:

In the interest of highway safety and the amenities of future occupiers of the development, 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.

Condition 13

The phase of development for the eight new dwellings shall not be occupied until details of the vehicular access as indicated on Drawing No. 850/P/1000 for the proposed development has been submitted to and approved in writing by the Local Planning Authority, and the approved details have been implemented in full. The details shall include the reinstatement of the existing access.

Reason: To ensure that the access is satisfactory in terms of highway and pedestrian safety 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.

Pages: 19-34

Reference: 18/0529/FUL

Address: 58 And Land Adjacent To 58 Shakespeare Road Mill Hill, London NW7 4BH

The following paragraph should be added to page 32 under trees and landscaping:

It is acknowledged that TPO trees have been removed from the site without the necessary consents. Tree replacement notices have been drafted but have not been issued as the timing depends upon the outcome of this application.

Hard and soft landscaping

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, including details of the trees to be planted as replacements, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

Tree protection

a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to existing retained trees and protection of the ground conditions in areas identified for the replacement trees, in accordance with Section 6.1 and 6.2 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

c) Throughout the construction phases of the development an arboriculturist appointed by the applicant must provide regular reports to the local authority's tree officer, demonstrating that the tree protection fencing is fully implemented and secure as set out on the approved tree protection plan and adherence of the approved method statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD

(adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

The following informative should be added:

The Council is concerned that trees of special amenity value subject to statutory protection have been removed without the required consent. This conditional grant of planning permission in no way confers retrospective consent for the removal of these trees for which the Council may take action pursuant to Section 207 (Tree Replacement) and 210 of the Town and Country Planning Act 1990 (as amended).