

Finchley and Golders Green Area Planning Committee 15th October 2018
Addendum to Officers Report

Pages: 19 - 32

Ref: 19/2798/FUL

16 Lichfield Road, London, NW2 2RE

The following conditions are added to the recommendation:

9. Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

10. Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

11. 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 April 2016).

The appeal decision letter in relation to the previous application can be found at the end of the addendum.

Pages: 47-62

Ref: 18/4447/FUL

185 West Heath Road NW3 7TT

Amended plans received to reduce the depth of the top floor.

Amendment to condition 1:

- Proposed Front and Rear Elevations, Drawing No.1801/AP04 **Rev C**;
- Existing Floor Plans, Drawing No.1801/S03;
- Existing Side Elevations, Drawing No.1801/S05;
- Proposed Side Elevations, Drawing No.1801/**AP05 Rev B**;
- Proposed Floor Plans, Drawing No.1801/**AP03 Rev B**;
- Existing Front and Rear Elevations, Drawing No.1801/S04;
- Existing Roof Plan, Drawing No.1801/S02;
- Proposed Roof Plan, Drawing No.1801/**AP06 Rev A**;
- Proposed Site Plan, Drawing No.1801/AP02;
- Proposed Block Plan, Drawing No.1801/**AP01 Rev B**;
- Existing Location and Block Plan, Drawing No.1801/S01.
- **Comparison Plan, Drawing No.1801/AP07 Rev A.**

Additional condition:

a) No development other than demolition works shall take place until details of the proposed car lift hereby approved have been 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.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

Pages: 91- 107

Ref: 18/3403/FUL

Rear Of 147 Cricklewood Lane, London, NW2 2EL

The recommendation shall be amended to Approve subject to Section 106 and the beginning of the report should read:

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying 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. 3. Highways (traffic order) £2,022.00
"A contribution towards the cost of required changes to an existing traffic order or creation of a new order related to the development."
4. Monitoring of the Agreement £100.00
"Contribution towards the Council's costs in monitoring the obligations of the agreement."

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director – Planning and Building Control or Head of Strategic Planning approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director – Planning and Building Control or Head of Strategic Planning:

Recommended conditions as per report.

RECOMMENDATION III:

- 1 That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 31/01/2019, unless otherwise agreed in writing, the Service Director of Development Management and Building Control REFUSE the application under delegated powers for the following reason(s):
 1. The development fails to provide a legal undertaking to enable an amendment to the Traffic Regulation Order and contribution towards the associated monitoring costs to mitigate the on-street parking impact in the vicinity of the site, contrary to policy DM17 of the Development Management Policies DPD and the Planning Obligations SPD.

Pages: 109 - 136

Ref: 18/2492/FUL

1-5 Princes Parade, Golders Green Road and 1 -3 Heather Gardens, London, NW11 9HS

Since the publication of the committee report, a further two letters of objection have been received. They can be summarised as follows:

- Insufficient parking spaces;
- Increase in parking pressure;
- Unnecessary to demolish buildings at 1-3 Heather Gardens;
- No Provision for the delivery of the shop goods;
- Proposed apartments are too small and congested;

- 5 storey building will be out of line with the current buildings and look completely out of place.

The following condition are amended:

Condition 20:

Before the building hereby permitted is first occupied, in addition to the windows identified for obscure glazing on drawing nos. 11186/ 09 D, 11186/10 B and 11186/ 11 B, all the windows on the first and second floors along the south-western elevation facing No.5 Heather gardens shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be fitted with restrictors to limit the opening to 100mm (for ventilation purposes)

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: 137-166

Ref: 18/4689/FUL

Rear Of Sage Court, 200-210 Golders Green Road, NW11 9AQ

The recommendation (Page 137) shall be amended to Approve subject to Section 106 and the beginning of the report should read:

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying 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. 3. Requirement to submit a Travel Plan for approval by the Council prior to first occupation of the development and the obligation to provide a contribution towards the Council's costs of monitoring the implementation of a Travel Plan - £5000
4. A contribution towards the removal and replacement of a street tree - £2,994.00 plus VAT for replacement tree and all associated costs for removal and planting £720.00 plus VAT.
5. A contribution of £500 (index linked) towards the monitoring and management of the S106 planning obligations

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director – Planning and Building Control or Head of Strategic Planning approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director – Planning and Building Control or Head of Strategic Planning:

Recommended conditions as per report.

RECOMMENDATION III:

1. That if an agreement has not been completed by 15/12/2018 unless otherwise agreed in writing, the Assistant Director of Development Management and Building Control should REFUSE the application 18/4689/FUL under delegated powers for the following reasons:
 1. The proposed development does not include a formal undertaking to produce a full Travel Plan and meet the associated monitoring costs of the Travel Plan. The proposal would therefore not address the highways impacts of the development, contrary to Policy DM17 of the Development Management Plan Policies (adopted September 2012), and the Planning Obligations SPD (adopted April 2013).
 2. The proposed development would result in the loss of a street tree without any adequate replacement to the detriment of the amenity of the area contrary to Policy DM01 of the Development Management Policies DPD (2012).

One additional letter of support was received with the following comments:

“It will be of huge benefit to the local community. I feel that the local objectors have groundless fears about the nature of the project, which will not cause any harm but will be of significant benefit.”

Pages: 167-180

Ref: 18/3970/FUL

176 Golders Green Road, NW11 8BB

Amendment to consultation responses:

5 letters of objection were received although 1 of these had 6 signatories.

Pages: 223-248

Ref: 18/4405/FUL

22 & 24 Dollis Avenue, London, N3 1TX

One additional objection has been received and is summarised below:

- Description of building as two storey is incorrect- the building is four storeys;
- No changes have been made compared to the refused application;
- Overdevelopment;
- Bulk and massing;

- Detrimental to the appearance of the streetscene/ impact on character;
- No tree survey provided;
- A construction method statement has not been provided in relation to the structure;
- No site-specific details relating to groundwater or monitoring results, surface water or SUDS provided;
- Siting of basement in relation to site is unclear;
- Overlooking into side and rear gardens;
- Loss of light and overshadowing;
- Loss of outlook/ overbearing impact;
- Loss of garden;
- No affordable housing units.

Pages: 249 - 272

Ref: 18/3188/FUL

4 Granville Road, N12 0HJ

The recommendation (Page 249) shall be amended to Approve subject to Section 106 and the beginning of the report should read:

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying 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. A contribution towards local park improvements in the locality - £1250

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director – Planning and Building Control or Head of Strategic Planning approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director – Planning and Building Control or Head of Strategic Planning:

Recommended conditions as per report.

RECOMMENDATION III:

1 That if an agreement has not been completed by 15/12/2018 unless otherwise agreed in writing, the Assistant Director of Development Management and Building Control should REFUSE the application 18/3188/FUL under delegated powers for the following reasons:

1. The proposed residential units would fail to provide adequate outdoor private amenity space which would be detrimental to the residential amenities of the future occupiers of the proposed units contrary to Policy 3.5 of the London Plan (2016), policies DM01 and DM02 of the Development Management Policies DPD (2012) Sustainable Design and Construction SPD (Adopted October 2016) and Residential Design Guidance SPD (Adopted October 2016).

Condition 22

Condition 22 shall be amended following Legal advice to read as follows:

“a) Within 4 months of commencement of the development, a scheme relating to the community facility shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- i) Details of marketing, including price, of the community space
- ii) Details of fitting out of the community space to include finishes to walls, ceilings and floors, a kitchen, WCs, storage space, provision of all services
- iii) A timetable to secure implementation of the features listed in ii) above.

b) Within 2 months of receipt of written approval from the Council to Implement, the scheme shall be implemented as approved by the Council.

c) The details approved under ii) shall be retained for the life time of the development.

Reason: To ensure that the development provides a suitable and viable community facility in accordance with Policy DM13 of the Adopted Barnet Development Management Policies DPD (2012).”