

EAST AREA PLANNING SUB-COMMITTEE

30th July 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"

Page 1

B/01900/11

42-52 Lancaster Road

The following plans no.'s should be added to condition no. 1: Design and Access Statement Rev. C, 201, 202, 204, 205, 301 Rev. C, 302, 303 Rev. B, 304 Rev. C, 305 Rev. D.

Condition 5 should be deleted.

Condition 17 should be amended to read:

The level of noise emitted from any ventilation/ extraction plant shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

Page 19

F/02170/12

Land Adjoining, 37-39 Leslie Road

Condition 5 from the recommendation should be removed as this is a duplicate condition to condition 15.

An additional condition should be added to the recommendation which reads:

Before the building hereby permitted is occupied privacy screen enclosing the first floor balcony shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

Amend condition 4 as follows:

Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas, which should match those of surrounding buildings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

Since the committee report was written an additional objection letter has been received and a supporter of this application has now requested to speak at the committee meeting.

Page 37
F/02114/12
238 High Road

Condition 18 should be amended to read:

Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. 1239-30-100 and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Page 49 should be amended to read:

The application is brought to committee at the request of Cllr Rogers for the following reason:

The application could give rise to overlooking and loss of privacy to neighbouring properties.

Page 53
B/00656/12
24 Gloucester Road

Description of development should be amended to include:

'New window on east facing elevation at first floor level. Retention of first floor window on west elevation.'

Plan No. 1354.P.01 should be deleted from condition no. 1 and replaced with 1354.P.01

The following additional conditions should be added:

Before the building hereby permitted is occupied the proposed window in the first floor east elevation serving the Living/ Kitchen to Flat E facing No. 26 Gloucester Road 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.

Before the building hereby permitted is occupied the window in the first floor west elevation serving the Bathroom to Flat D facing No. 22 Gloucester Road 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.

Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

2 additional letter of objection have been received in response to the amended plans.

Additional comments include:

- Revised existing plans are still inaccurate still showing a window on the east side of the property which is not currently in existence and would overlook the adjoining property to an unacceptable degree.
- Refuse store is still inadequate.

Page 73

B/01924/12

St Catherines Catholic Primary School

One letter of objection received.

Comments include:

- It is understood that the recent school extensions were sufficient for anticipated requirements
- More pupils mean more cars
- Access to property is impossible at certain hours

Page 81
F/02052/12
26 Hamilton Way

Paragraph 5 on page 87 should be changed to:

The changes which have been made to the application relate to a new roof (reducing the overall height of the building by an average of 0.4 metres when measured from the centre of the building by reducing the eaves and ridge lines), first floor infill extension closest to the boundary with no. 28, excavation of a larger basement and the insertion of additional windows and a lightwell.

Paragraph 8 on page 87 should be changed to:

The proposed new roof involving the increase to the angle of the roof above the first floor rear extension and the original building, the proposed dormer windows and the rooflights are considered to accord with Council Guidance (Note No.5 – Extensions to Houses). It is not considered that this alteration would cause any significant detriment to the amenities of neighbouring occupiers as stated in Design Guidance (Note No. 5 – Extensions to Houses).

Page 91
F/00972/12
421-423 High Road

An additional objection has been received since the amended plans were submitted and can be summarised as follows:

- The amended drawings have not addressed the parking problem unless the flat's residents park their cars in these spaces and not on the road.
- Currently the residents of Connexions House (some 20+ flats) on the other side of Glebe Road do not utilise their car park spaces and park on Glebe Road and the High Road slip road
- 8 parking spaces should be provided
- The best way to address this issue is to set up parking permits for Glebe Road available only to Glebe Road residents and not Connexions House or the proposed new flats.

The parking issue as been addressed in the report and as such the recommendation remains for approval.