

Finchley and Golders Green Area Planning Committee 12th March 2019
Addendum to Officers Report

Pages: 13 – 38 (Agenda Item 6)

Ref: 18/5941/FUL

Finchley Reform Synagogue 101 Fallow Court Avenue London N12 0BE

Since the publication of the committee report, 1 further objection has been received. This can be summarised as follows:

- Increase in capacity;
- Considerable increase in building footprint;
- Supporters come from outside the area;
- Parking;
- Building is three storeys high and not two as proposed – barriers around the roof terrace make it a three-storey building;
- Overlooking.

Pages: 81 – 96 (Agenda Item 10)

Ref: 18/6975/FUL

First Floor Flat, 32 Long Lane, N3 2PU

Amendment to condition 8a):

No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the existing levels of commercial and traffic noise as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

New condition 12:

a) Prior to first occupation of the hereby approved development, a scheme of hard and soft landscaping to the front forecourt area, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has be submitted to and agreed in writing by the Local Planning Authority.

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.

Consultation responses:

Two further responses were received after the consultation period ended – these re-iterate previous objections made.

Pages: 113 -124 (Agenda Item 12)

Ref: 18/7368/FUL

Former Safari Restaurant 975 High Road N12 8QR

Amend condition 3 to read as follows:-

The use hereby permitted shall not be open to members of the public before 08.00am or after 18.00pm on weekdays and not before 9.00am or after 14.00pm on Saturdays and closed on Sundays and Bank and Public Holidays.

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

Amend condition 4 to read as follows:-

The car wash facility hereby approved shall not be open to the members of the public and shall only be used in association with Enterprise for the sole purpose of cleaning rental cars and shall not be in use before 09.00am or after 17.00pm on weekdays and not before 9.00am or after 14.00pm on Saturdays and closed on Sundays and Bank and Public Holidays.

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

Amend condition 7 to read as follows:-

The development hereby approved shall not be first occupied or brought into use until details of the location of the connection to the Thames Water Drainage Network is proposed and proof of Thames Water consent accepting water from the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.13 and 5.14 of the London Plan 2016.

New condition (8)

a) No development shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas 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 materials 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.

Amendment to officer report

References to the hours of operation of Enterprise should read 08.00am - 18.00pm on weekdays and 9.00am - 14.00pm on Saturdays (Closed on Sundays and Bank Holidays).

References to the hours of use of the car wash bay facility should read 09.00am - 17.00pm on weekdays and 9.00am - 14.00pm on Saturdays. (Closed on Sundays and Bank Holidays).