

Finchley and Golders Green Area Planning Committee 15th April 2019
Addendum to Officers Report

(Agenda Items 7,8, 9 and 10)

Ref: 19/0759/FUL; 19/0068/LBC; 19/0758/FUL & 19/0078/LBC

Arcade House, Finchley Road NW11 7TL and Temple Fortune House, Finchley Road NW11 6XH

Since the publishing of the committee report(s), one additional objection was received by the local planning authority for planning reference 19/0758/FUL at Arcade House. The objection stated:

“I wish to strongly object to the above planning application

This property is a Listed Building the re-roofing and tiling is out of keeping with the surrounding area

Please refuse permission”

Both applications at Arcade House and Temple Fortune House attached a pre-commencement condition requiring the submission of details of the tiles proposed. Since the publishing of the committee report, the applicant has received approval for the use of ‘SAHTAS Southdown Plain Tiles in Dark’ from the Hampstead Garden Suburb Trust. The Council’s Heritage officer is also satisfied with this tile. As such, it now forms part of the applications at Arcade House and Temple Fortune House.

The condition requiring submission of details of the tiles can now be removed.

Condition 2 of all the applications at Arcade House and Temple Fortune House shall be amended to include the following:

Photographs of SAHTAS Southdown Plain Tiles in Dark, with accompanying email from agent dated 11 April 2019 and email from the Hampstead Garden Suburb Trust also dated 11 April 2019

For both Arcade House applications, the plan numbers conditions shall be also be amended to reflect the revised roof plan:

3451B RP01 – Revision A

For both Temple Fortune House applications, the plan numbers conditions shall be amended to reflect the revised roof plan:

3452B RP01 – Revision B

(Agenda Item 11)

Ref: 18/4849/FUL

Wellington Place, Great North Road, London, N2 0PN

Section 106 Agreement

This application is subject to a Section 106 Agreement for the amendment of an existing traffic order to prevent the residents of the development from obtaining car parking permits.

“Cost of amending traffic order to prevent residents of the development from obtaining parking permits - £2,022

Monitoring of the agreement - £100

That if an agreement has not been completed by 30/06/2019 unless otherwise agreed in writing, the Assistant Director of Development Management and Building Control should REFUSE the application 18/4897/FUL under delegated powers for the following reasons:

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.”

Condition 14 is proposed:

a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site 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 and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2016.

Add the following informative:-

There is reference made on plan ‘Existing and Proposed Front Elevations, Drawing No.WP-AE01D’ about a future possible lift extension to Block C. This proposal is not part of this planning application.

Highways

Within the officers report under ‘Highways’, this section has been amended accordingly:

“With regard to parking, the following parking spaces are proposed as part of this application: Parking for 22 vehicles (14 off street in Wellington Place in dedicated bays);” to: “With regard to parking, the following parking spaces are proposed as part of this application: Parking for **14** vehicles (14 off street in Wellington Place in dedicated bays);

Condition 1

Condition 1 has been amended to include a revised elevation drawing which incorporates the height of the rear storage outbuilding:

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

- **Existing and Proposed Front Elevations, Drawing No.WP-AE01E;**
- Existing and Proposed Rear Elevations, Drawing No.WP-AE02D;
- **Existing and Proposed Side Elevations, Drawing No.WP-AE03D;**
- Existing Floor Plans Blocks A,B&D, Drawing No.WP-AGE01A;
- Existing Roof Plans Blocks A,B&D, Drawing No.WP-AGE02;
- Existing Floor Plans and Block C, Drawing No.WP-AGE03A;
- Proposed Site Development Plan, Drawing No.WP-AGD01B;
- Proposed Massing Axonometric with External Staircase Details, Drawing No.WP-AD01
- Proposed Floor Plans Blocks A,B&D, Drawing No.WP-AGP01B;
- Proposed Floor Plans Blocks A,B&D Floors Second, Third and Roof, Drawing No.WP-AGP02A;
- Proposed Floor Plans and Block C, Drawing No.WP-AGP03.

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).



Pages: 119 – 144 (Agenda Item 13)

Ref: 18/0579/RCU

213 – 215 Golders Green Road London NW11 9BY

Condition 6 is proposed to be removed. This condition stated:

a) Within 12 months of the decision notice, details/specification of all extraction and ventilation equipment that has been installed as part of the development, including any technical reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

Since the publication of the committee report, the agent has provided details/specification of the installed extraction and ventilation equipment. The details/specification has been reviewed by the Council's Environmental Health service and stated that the noise levels are fairly low.

As the units have already been installed and are operational on site, there is no further need to attach a compliance condition.

(Agenda Item 14)

Ref: 18/0216/S73

Menorah Primary School 1-3 The Drive London NW11 9SP

Following the publication of the committee report and upload of the letter from the Rabbi on the public website, the planning officer received an email from an objector on 05 April 2019 stating:

“Dear Joe

Thank you for your email.

I note the 'letter from the Rabbi doc' added to the application.

Notwithstanding that the Rabbi in question is also the principal in the school the point that we have raised several times still stands. These times are the earliest times one can bring in the Sabbath on a voluntary basis. The times that should be used and would be in accordance with what was applied for are the actual times the Sabbath commences such that no orthodox Jew could drive a car or play music after that time irrespective of their choice.

These are times used in the United Synagogues website as previously sent.”

In Section 2.3 of the report which stated the conditions, the conditions shall read:

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

Site Location Plan

Block plan

Shaded Plan showing areas proposed for use

Letter from Rabbi Y M Greenberg dated 11 March 2019

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).

2. a) That the use of the premises shall be limited to those activities which are directly associated with the functioning of the school as such, between 08:30 am and 10:30 pm on Mondays to Fridays and 09:30 am and 12:30 pm on Sundays, in addition to two Sunday afternoons per calendar year, as approved under permission reference C01178R, dated 12 June 1995.

b) With the exception of the above, the premises shall be only used for Sabbath events/activities as approved in the Noise Management Plan, the subject of Condition 5 of this permission, between the commencement of the Sabbath until 10.30 p.m. on Fridays and 8:30 am and the end of the Sabbath (i.e. nightfall) or 10.30pm, whichever occurs earlier, on Saturdays.

The Sabbath use shall cease on the one year anniversary of the date of the approval of the Noise Management Plan under Condition 5 of this permission.

Reason: To protect the amenities of adjoining occupiers in accordance with Policy DM01 and DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (updated October 2016) and Policy 7.15 of the London Plan (2015).

3. This development (hereby approved under reference 18/0216/S73) must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. No music or sound amplification shall be permitted on the premises on Fridays after 15:30 pm or Saturdays, Sundays or Bank Holidays at any time.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (updated October 2016) and Policy 7.15 of the London Plan (2015).

5. Before the Sabbath use hereby permitted first commences, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Noise Management Plan, to minimise disturbance to local residents resulting from the hereby permitted Sabbath use on Fridays and Saturdays, shall include details of the following:

- i. Hours of use;
- ii. The type and nature of events/activities and maximum attendance numbers;
- iii. The management of deliveries and collections to and from the building (including waste), including hours of deliveries, routes, parking provision and number of delivery vehicles;
- iv. The control and use of outside areas and measures to minimise noise and disturbance from guests arriving and leaving;
- v. The control of noise break out from within the building, including any upgrades to the building and measures to minimise the opening of windows and doors;
- vi. Access and egress to and from the buildings by users including arrangements for taxi and coach/mini-bus parking;
- vii. The name(s) and contact details of an on-site supervisor responsible for the behaviour of users and for liaison with local residents;
- viii. Procedure for recording of complaints and response to those complaints;
- ix. Any other matters that are reasonably required by the local planning authority.

The approved Noise Management Plan shall be followed and/or implemented at all times the building is in use for Sabbath events on Fridays and Saturdays. The complaints log shall be made available to the local authority on request.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (updated October 2016) and Policy 7.15 of the London Plan (2015).

Agenda Item 15

Reference 19/0965/FUL

33 Ranulf Road, London, NW2 2BS

Since the publication of the committee report, 1 further letter of representation has been received (Monday 15th April 2019).

The majority of the points have been

The letter, and the main concerns, can be summarised as follows:

- The raising in roof line is out of character with the road;
- The proposal may result in loss of light and overshadowing to No.31 Ranulf Road;
- Impact on side elevations;
- Increased noise/traffic/pollution from the proposed development.

Pages: 223 – 240 (Agenda Item 18

Ref: 19/0996/S73

47-49 Woodstock Road, London NW11 8QD

Reason to be appended to the respective conditions

1.Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

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).

3. 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.

4. Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2016.

5. Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

6. Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

7. Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

8. Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

9. Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

10. Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

11. Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

12. Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

13. Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

21. Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted October 2016) and the Sustainable Design and Construction SPD (adopted October 2016).

22. Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

23. Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

24. Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance with Policy DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.2 and 5.3 of the London Plan (2015).

Pages: 241 – 252 (Agenda Item 19)

Ref: 18/5511/FUL

Millers Yard Long Lane London N3 2QG

Since the publication of the committee report, 1 further letter of representation has been received. The letter can be summarised as follows:

- A number of instances have been recorded where vehicles from Millers Yard have damaged the neighbouring boundary wall.

The following additional condition is added to the proposed recommendation:

The use of the approved development shall be undertaken in full accordance with the Management Plan, as contained within the Addendum to Planning Statement, cr2 planning (dated 15th March 2019).

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM01 of the Development Management Policies DPD (adopted September 2012).

Pages: 253 - 260 (Agenda Item 20)

Ref: 19/0622/FUL

Creighton House Creighton Avenue London N2 9BE

Add condition (4):

- (a) All works comprised in the proposed landscaping plan drwg no. 359A/102 Rev 00 shall be carried out in accordance with details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority 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.

- (b) 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 April 2013) and 7.21 of the London Plan 2016