

Addendum

Hendon Area Planning Committee

2 September 2019

Reference: 19/0960/FUL

Spectrum House, Hillview Gardens, London, NW4 2JR

Pages 5 – 26

Since the publication of the committee report, a petition against the proposed development has been received, containing 33 signatures. The petition raises the following material considerations:

- The proposal is a gross overdevelopment, 41 flats is far too much for this site
- 4 storeys is far too high. Albert Road, Hillview Gardens and Boyne Avenue have all small terraced and semi-detached houses at the most 2 storeys
- The scale and mass is unacceptably high
- The building is out of context for the area, an area with small family homes with small footprints
- The look of the building is visually overbearing and does not fit in with existing buildings, it will negatively stand out due to its excessive height and scale
- The appearance of the planned building is very unappealing, in particular the West, south and North elevation. It will mar public views
- The planned glass clad fourth floor is an architectural feature nowhere to be found in the area and does not visually fit in with existing buildings
- The density is much too high, it by far exceeds the recommended density for new developments
- The already dire parking and traffic situation will get worse and will affect number of surrounding streets
- Properties in Albert Road and Hillview Gardens will be excessively overlooked and existing resident's privacy and compromised
- Existing residents' quality of life will be seriously affected
- If approved the proposal can set a precedent for future developments of this scale

On page 12 of the committee report, under the 'Proposal' section, the following amendment is made (in bold):

*Overall the proposal seeks to provide 41no. flats within the site, comprising of 15 x 1-bed units, **21 x 2-beds** and 5 x 3-bed units.*

On page 16 of the committee report, under the 'Dwelling Mix' section, the following amendments are made (in bold):

*The proposal seeks to provide 41 units which would comprise of 15 x 1-bed units, **21 x 2-bed units** and 5 x 3-bed units.*

*In comparison to the approved 33 units scheme, that approval provided 4 x 1-bed, 25 x 2 bed and **4 x 3-bed units**. This proposal would increase the amount of 1-bed and 3-bed units, with a small reduction **of** 2-bed units. Overall, it is considered that the proposed mix is appropriate.*