

## WEST AREA PLANNING SUB-COMMITTEE

9 January 2013

### ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

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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"

**Pages 25 - 50:**

**Reference: H/01635/12**

**Address: 64-68 Colindale Avenue, NW9 5DR**

**Amend condition 1 to read:**

The development hereby permitted shall be carried out in accordance with the following approved plans: Statement form Peter Deer and Associates, Activity Management Plan Revision E, Design and Access Statement, Transport Statement, (00)001A, (00)002 B, (00)003 C, (00) 005 D, (00)100, (00)101, (01)001 C, (01)002 B, (01)100 B, (02)001 C, (02)002 C, (02) 100, (02)201, (09)407 B, (09)409, (10)001 B, (10)002 A, (10)003 B, (10)005 A, (10)006 B, (10)007 B, (10)008 B, (10)009 B Acoustic Report, Flood Risk Assessment Rev 3.

**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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

**Amend condition 6 to read:**

The premises shall be used as a Religious and Community Centre and for no other purpose (including any other purpose in Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

**Reason:**

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

**Amend condition 19 to read:**

The occupation of the residential units hereby approved shall be ancillary to the use of the main building and shall not be occupied other than by staff or members of the Jain Community.

Reason: To safeguard neighbouring amenity and highways safety, in compliance with policies DM01 and DM17 of the Adopted Barnet Development Management Policies, and to comply with the approach to flood risk set out in the National Planning Policy Framework.

**Remove condition 14.**

**Add new condition:**

Before the development hereby permitted commences, details of the Green Roof Landscaping Scheme including how this is to be maintained, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved.

Reason:

To ensure that the development is sustainable in accordance with policy 5.11 of the London Plan (2011), and policies DM01 and DM02 of the Adopted Barnet Development Management Policies 2012.

**Add condition:**

The dining facilities hereby approved shall only be used ancillary to the main use of the building as a religious and community centre.

Reason:

To ensure that the proposals do not harm the character of the area or prejudice the vitality of neighbouring town centres, in accordance with policies DM01 and DM11

**In relation to the impact on flood risk page 45-46:**

The use as a religious and community centre would be classified as a 'more vulnerable use' in accordance with the National Planning Policy Framework due to the inclusion of the 3 ancillary residential flats.

The site falls within flood risk zones 2 and 3. However, the vast majority of the site falls within zone 2. It is not necessary within zone 2 for the Council to undertake a sequential test.

Planning permission was granted for use of the existing premises as a Jain Centre in 2010. At that time the applicant provided details of the catchment of the community (Finchley, Edgware and Kingsbury, with 900 Jains living within 2 miles of the site). The search the applicant made for suitable premises over a number of years was considered at that time. In relation to the sequential

test, it is considered that the proposals comply. The residential units are located on the upper floors and the development incorporates measures to address local flood risk to the satisfaction of the Environment Agency.

**Additional correspondence has been received, namely:**

Two identical objections, commenting that insufficient time had been given for consultation, questioning why the applicants were given the opportunity to amend the scheme, that the previous comments still stand, and applicants have continued to store rubbish outside the centre.

An additional objection was received objecting on the grounds that there is insufficient parking within the area.

A letter of support was received commenting that the proposals would enhance the quality of the neighbourhood.

**Page 46 correction**

The first paragraph beneath the section regarding neighbouring amenity should be amended as follows:

‘The applicant proposes **three** residential units within the building...’

**Page 49 correction**

**Amend third paragraph to read:**

‘It has been identified that the scheme would not materially harm **highway safety or neighbouring amenity**. The proposals...’

**Amend fifth paragraph to read:**

‘The proposals would provide a new Jain cultural centre, **which would provide a positive benefit for members of that community, and the conference spaces will be available for use by members of the wider community**. The site was...’

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**Pages 51-62**

**Reference: H/03790/12**

**Address: The Sparrow, Glengall Road, Edgware**

2 additional letters of objection received:

- Overdevelopment
- No need for additional retail facilities
- Access to building will result in dark, narrow entrances
- Increase in traffic on a congested road

- Traffic will be detrimental to safety of pupils, parents accessing the school and the public in general
- Development closer to the boundary with the school – overlooking will compromise safety and security of pupils

*These comments have been largely addressed in the report. With regards to security at the school, the existing pub already has windows at first floor. There is a current planning application for a new building for the school on land to the west of the building (on the former pub car park). Windows in the west elevation of the flats would look on to the roof of this building. To the rear, the roof garden would be enclosed by 1.8m high hit and miss fencing to reduce potential overlooking. The school and playground are already overlooked by existing residential properties.*

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**Pages 63 – 70:**

**Reference: F/01270/12**

**Address: 14 Glenhill Close, N3 2JS**

**Amend Condition 4 to read:**

The hereby approved windows shall match the original windows in material, style and **colour**.

Reason: In order to safeguard the special architectural or historic interest of the building and the Glenhill Close Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

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**Pages 71 - 90:**

**Reference: H/03578/12**

**Address: 49 – 53 Selvage Lane, Edgware**

**Amend condition 1:**

Add plan no. 674/P/04

**Add new condition:**

All new residential dwellings within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 3.8 and 7.2 of the London Plan 2011.

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**Pages 109 – 124**

**Reference: H/03944/12**

**Address: 51 – 53 The Broadway**

**Add new condition:**

All new residential dwellings within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard.

**Reason:**

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 3.8 and 7.2 of the London Plan 2011.

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