

PLANNING COMMITTEE B – 25TH APRIL 2024

ADDENDUM TO OFFICERS REPORT

Pages: 11-28

Item: 6

Reference: 23/5070FUL

Address: 5 and 7 Wykeham Road, NW4

The item has been withdrawn to allow officers to give further consideration to matters raised by local residents

Pages: 29-40

Item: 7

Reference: 23/5071/FUL

Address: 18 and 20 Russell Gardens, NW11

The item has been withdrawn to allow officers to give further consideration to matters raised by local residents

Pages: 41 - 60

Item: 8

Reference: 23/4329/FUL

Address: Flat 4, 117 Station Road, NW4

- Page 48 – Proposal – paragraph 3 should read as follows:-
- “Flat 4a: Studio Flat, 1 bed, 1person GIA 40.1sqm
- Flat 4b; Studio Flat, 1 bed, 1person GIA 41.7sqm”

- Page 57- Omit the sections titled “Glazing” and “Outlook and light provision” and replace with the following revised section:-
“Glazing, light provision and outlook

Barnet's Sustainable Design SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room. Bedrooms and living rooms/kitchens should have a reasonable outlook with clear glazed windows. The proposed roof lights to flat 4b does provide the above.

The 7 roof lights and dormer window provides a total 8.5 sqm of glazing. The requirement for a studio of this size is some 8.34 sqm, as such the proposal would comply with this guidance.

It is considered that the size and positioning of the windows will provide acceptable levels of light, privacy and outlook to future occupiers of this proposed unit”

- Page 57- 58 “Whether harm would be caused to the living conditions of neighbouring residents “
- This section should be omitted and replaced with following:-
- The proposed conversion of flat 4 from a 2 bed /4person flat to provide two one bed one person studio units would result in a reduced occupancy level of two persons compared to the existing approved scheme (21/5074/FUL) and the recently dismissed appeal.

- The Inspector in assessing the impact of the additional unit proposed in the appeal scheme considered that an additional unit could increase comings and goings at the site but given the size of the proposed unit and the number of additional residents the additional trips generated would be low and this combined with the mixed character of the area would not be unacceptably harmful to the amenities of existing occupiers or adjoining neighbours. The circumstances of the current application are such that it is similarly considered that the proposal will not have a harmful impact on the amenities of neighbouring residents.
- No extensions are proposed and thus the scale and bulk will remain as existing; and is not considered to harm the neighbouring occupiers.
- Condition 6- Substitute "01D" with "07"

Pages: 61 – 80

Item: 9

Reference: 23/0040/FUL

Address: 58 Sevington Road, London, NW4 3RX

Condition 11 to read:

"Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2013 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

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), Policy SI 2of the London Plan 2021."

Pages: 81-98

Item: 10

Reference: 23/4625/FUL

Address: 129 Friern Barnet Road, London N11 3DY

- Page 92 - The final paragraph of the 'Principle of development' section should read as follows:

"Therefore, the proposed change of use to an HMO is considered acceptable in principle."

- Page 93 - The final paragraph of the 'Impact on neighbouring amenity' section should read as follows:

"As such, the proposal is considered acceptable in this regard."

- Page 94 - The final paragraph of the 'HMO Standards' section should read as follows:

"Overall, the proposed change of use is considered to provide a satisfactory form of development."

Condition 1:

Inclusion of 'Ground Floor Plan, received 24/04/2024' to Condition 1 (Approved Plans).

Condition 5:

a) 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 levels of noise generated from the bedsits; 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.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (2016), and Policies D13 and D14 of the London Plan 2021.

Pages: 99-120

Item: 11

Reference: 23/4531/FUL

Address: 138 High Road, N2

"Application called to committee by Councillor Farrier for the following reason: "My reason for call in is overdevelopment and the possible effects on overlooking and loss of light and privacy to neighbouring properties."

Additional condition:

CON 14 "The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012)."

Pages: 121-130

Item: 12

Reference: 23/3024/RCU

Address: Apartment 6, Thomas Court, 8 Lipton Close, N14

Delete condition 2 as the permission has been implemented.