

<p style="text-align: center;"><b><u>MEETING</u></b></p> <p style="text-align: center;"><b>PLANNING COMMITTEE B</b></p>
<p style="text-align: center;"><b><u>DATE AND TIME</u></b></p> <p style="text-align: center;"><b>WEDNESDAY 30TH MARCH, 2022</b></p> <p style="text-align: center;"><b>AT 7.00 PM</b></p>
<p style="text-align: center;"><b><u>VENUE</u></b></p> <p style="text-align: center;"><b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b></p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	ADDENDUM (IF APPLICABLE)	3 - 6

[planning.committees@barnet.gov.uk](mailto:planning.committees@barnet.gov.uk)

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# Addendum

## Planning Committee B

### 30 March 2022

## AGENDA ITEM 5

Reference: 21/4977/FUL

Address: 38-44 Ballards Lane, London, N3 2BJ

Pages: 57-105

Further to the published Committee Report (Page 66), the following planning condition is proposed to be added to the draft schedule:

25. *Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operations or development shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved*

- *The installation of any structures or apparatus for purposes relating to telecommunications or any part of the development hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that order.*
- *The upwards extension, by virtue of adding additional stories, to the building.*
- *The change of use of any commercial element of the hereby approved development to any residential uses, as defined within the Use Classes Order 1987 or any other enabling Order thereafter.*

*Reason: To ensure that the development does not impact adversely on the character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with Policies CS5 and DM01 of the Local Plan.*

Reference: 21/3264/RCU

Address: Railway Arches, Colindeep Lane, London, NW9 6HD

Pages: 179-190

Further to the published Committee Report, a re-consultation was carried out following the receipt of amended details. This expired on the 24th of March 2022. In total 6no submissions were received:

- 1no representation neither objecting to nor supporting the application (see below)
- 1no support
- 4no objections

1 no previous objector commuted their objection and submitted a representation.

The Representation received can be summarised as follows (from a previous objector):

- *Given that the original trees and earth mound aren't being reinstated, and the RC wall is necessary to prevent further damage, we accept the proposal on the basis that it is constructed in accordance with all documents submitted and the acoustic and landscaping details*

The Support received can be summarised as follows:

- *Support the updated project as long as large mature trees are planted, new acoustic fences are installed, and the job is completed to a high standard and quickly.*
- *The scaffoldings on the site are too high, they should be on the same height as the fences.*

The Objections received can be summarised as follows:

- *Amended proposal does not address original concerns*
- *The industrial yard is elevated; proposed position of wall does not help issue of privacy. Fence height will be lower than where the noise is generated and will not stop vehicle pollution.*
- *The acoustic fence needs to sit on top of the wall to improve give back privacy and prevent noise. Needs metal frame, wooden frame will not be strong enough to withstand wind force and will rot away in a couple of years.*
- *Details on acoustic fence not provided*
- *Section 4a proposes planting on neighbour's land*
- *Two story scaffolding storage structure should be dismantled - this is wholly unnecessary, leftover from previous occupants and would remain visible to neighbours even after installation of proposed fence*
- *Proposed holly, ilex aquifolium trees have slow growth rate and inadequate. Site requires 3m Leylandii to regain noise barrier, improve views, drainage and encourage wildlife*
- *Ivy plants in pots in section 5a will be nuisance in the long run as it will overgrow into our garden and damage the boundary wooden fencing. This not going to provide any screening at all to our property*
- *No mention of drainage in the proposal*

Relevant planning matters raised in the above objections are discussed in the Committee Report

Reference: 21/4174/OUT

Address: Rear Of 184 Burnt Oak Broadway, Edgware, HA8 0AS

Pages: 165-178

Further to the published Committee Report, Condition No 1 (Approved Plans) has been deleted. Plan numbers are instead proposed to be added as an Informative (No 2), as below;

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

Site Location Plan: 01  
Existing Site Plan: 02  
Proposed Site Plan: 03  
Existing Ground Floor Plan: 05  
Existing Roof Plan: 06  
Existing Elevations (01): 07  
Existing Elevations (02): 08  
Proposed Ground floor Plan: 09  
Proposed Roof Plan: 10  
Proposed Elevations (1): 11  
Proposed Elevations (2): 12

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).

Reference: 21/5554/FUL

Address: 1 Albert Road, East Barnet, EN4 9SH

Pages: 191-230

The following correction/clarification is proposed to the wording at Page 218 of the Committee Report:

The policy requirement for internal minimum size standards for units 5 and 9 are as follows:

Unit 5:	3 bed (4 persons)	Policy requirement 74m2	Proposed 84m2
Unit 9:	2 bed (4 persons)	Policy requirement 70m2	Proposed 81.1sqm

All of the proposed residential units meet or exceed the minimum size standards.

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