

PLANNING COMMITTEE

8th September 2016

ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

Where reports contain references to Joe Henry – Service Director Development Management & Building Control, these should be replaced by reference to Fabien Gaudin – Interim Head of Development Management.

<p>16/0972/FUL Pages 21 - 56 60-68 West Hendon Broadway, NW9 7AE</p>

Add conditions:

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) no installation of any structures or apparatus for purposes relating to telecommunications shall be installed on any part the roof of the building(s) 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 2015 or any equivalent Order revoking and re-enacting that Order.

Reason: To ensure that the development does not impact adversely on the townscape and character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with Policies DM01 and DM18 of the Development Management Policies DPD (adopted September 2012).

The premises shall be used for a tile and sanitaryware showroom and for no other purpose (including any other purpose in Class A1 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 8

Before the development hereby permitted commences, details for the enclosure of balconies shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details and these shall be permanently maintained thereafter. The balconies shall be fully enclosed unless the Council's Environmental Health Team agree otherwise.

Reason: To safeguard the air quality for future residents in accordance with policy DM04.

Amend Heads of Terms

7. Local Employment Agreement – which provides for 6 apprenticeships, 4 places into progression (out of work for 6 months or less), and 3 places into progression (out of work for more than 6 months), as well as a local labour target of 30%, and reasonable endeavours to use the local supply chain.

Amend condition 1:

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

L01 rev P03 General Arrangement
L02 rev P03 Tree Felling and Protection
L03 rev P03 Planting Proposals
L05 rev P03 Cross Sections
L08 rev P02 Detailed Cross Sections,
OL-CS-ZZ-000-3DM-AR-060001_P05
OL-CS-ZZ-G00-DFP-AR-061001_P07
OL-CS-ZZ-R01-DFP-AR-061003_P06
OL-CS-ZZ-ZZZ-DEL-AR-062001_P07
OL-CS-ZZ-ZZZ-DSC-AR-063001_P05
OL-CS-ZZ-ZZZ-DSC-AR-063002_P03
OL-CS-ZZ-ZZZ-DSC-AR-063003_P03
OL-CS-ZZ-U01-DFP-AR-061002_P06
OL-CS-SE-ZZZ-DEL-AR-062501_P02
L11 rev P04
L01 C06
L20 P01
Design and Access Statement

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).

Late objections received from residents of Warwick Close setting out the following objections:

- There is too much development taking place locally.
- The garages use Warwick Close as overspill parking and parking is a problem locally and the road is always congested with poor access.
- The communal open space would be reduced with part of it gated off for private access only.
- The construction phase will have a significant impact on the quiet and peaceful enjoyment of residential amenity for many people, particularly those with young children and those who work at home.
- The proposed landscaping is unnecessary.
- The loss of residents' facilities would be harmful to residential amenity.
- Barnet Homes has not engaged in proper and constructive consultation.

These matters have been considered in the report.

Amend the approved plans condition to make correct reference to the correct plan amendment numbers:

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

15-290-02 D03-001 Rev A; 15-290-02 D03-002 Rev A; 15-290-02 D03-010 Rev A; 15-290-02 D03-011 Rev B; 15-290-02 D03-050 Rev C; 15-290-02 D03-100 Rev B; 15-290-02 D03-101 Rev B; 15-290-02 D03-200 Rev B; 15-290-02 D03-201 Rev B; 15-290-02 D03-202 Rev B; 15-290-02 D03-203 Rev A; 15-290-02 D03-204 Rev A; 15-290-02 D03-300 Rev A; 15-290-02 D03-301 Rev A; 15-290-02 D03-500 Rev A; Design and access statement (BPTW); Ecological Assessment (AGB Environmental); Land contamination assessment (AGB Environmental); Statement of Community Involvement (BPTW); Sunlight/daylight and overshadowing assessment (HTA); Sustainability Statement with energy statement (BBS Environmental); Transport Statement with parking survey (Campbell Reith); Tree survey/Arboricultural impact assessment method statement (AGB Environmental); Utilities - site investigation report (Premier Energy Services).; 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).

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).

<p>16/3385/FUL Pages 153 - 172 Westbrook Crescent Garages, Barnet, EN4 9AP</p>

Change of the description to remove the reference of semi- detached dwelling houses for affordable rent. Description to relate to the following:

Demolition of existing garages and erection of 2no semi-detached dwellinghouses with associated car parking and access, cycle storage, refuse storage and landscaping.

Alteration to the last paragraph of section 5.2 which makes reference to the provision of affordable housing. The paragraph would read as follows:

Planning permission is sought for the erection of a pair of semi-detached dwellings providing two bedroom four person units following the demolition of garages. The proposed development would be for the benefit of Barnet Homes.

Deletion of condition 17.

16/3869/FUL

Pages 287 - 310

Garage Site West Close, Barnet, EN5 3BY

Change of the description to remove the reference of semi- detached dwelling houses for affordable rent. Description to relate to the following:

Demolition of existing garages and erection of 3no two storey terraced dwellinghouses with associated car parking, cycle storage, refuse storage and amenity space.