

## CHIPPING BARNET AREA PLANNING COMMITTEE

19 January 2017

### ADDENDUM TO THE OFFICER'S REPORT

16/6324/FUL

Demolition of existing building and erection of part three, part four storey building containing 9 no. self-contained flats. Associated private and communal space, refuse and recycling storage and associated landscaping, 9 parking spaces (including 1 disabled space), 20 cycle parking spaces

Pages 43-62

An additional block plan (A1004 Rev.6) has been submitted to fully illustrate the neighbouring footprints of nos. 42 and 46 Holden Road. This will be updated on condition 1 (plans).

16/0955/RCU

New two storey detached building with rooms in roof space containing 5 self-contained flats, associated car parking, amenity space, cycling storage, refuse & recycle storage area (Retrospective Application)

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The following objections should be included:

Dropped kerbs have been refused on Capel Road.

Bringing building closer to Rosslyn Avenue has impact scale, appearance and impact on surrounding area.

Loss of light due to siting and height of building.

Loss of privacy and overlooking, building being closer means 21m between buildings is not complied with.

Significant vegetation already removed.

3 additional parking spaces will not be provided as 2 parking spaces already existed.

Condition 1 should read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 3011-48/P004 RevA; 3011-48/P005 RevA; 3011-48/P006 RevA; PL A 13; PL A 15; PL A 17; PL A 1; 3011-48/P001; 3011-48/P001 RevA; 3011-48/P002; 3011-48; 3011-48/P003; landscape management plan TH1322.

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).

Condition 3 should read as follows:

Before the development is first occupied parking spaces should be provided in accordance with submitted drawings **3011-48/P001**. The parking spaces should be retained thereafter and used only for parking in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

The following condition should be added to the report:

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 25 % in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 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), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

16/2425/FUL

Ground floor rear extension with parking provisions at roof level, formation of a 475sqm commercial unit (Class D2 use) at ground floor level with associated shop front installation., reconfiguration of parking, refuse and bicycle stores

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The description of development should read as:

Ground floor rear extension at left flank elevation with parking provisions at roof level, creation of basement level at right flank elevation to create the formation of a 475sqm commercial unit (Class D2 use) at ground floor level with associated shop front installation, reconfiguration of parking, refuse and bicycle stores.

The following conditions should be added:

a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

The use hereby permitted shall not be open to members of the public before 6am or after 11pm on weekdays and Saturdays or before 8am or after 10pm on Sundays and Bank and Public Holidays.

Reason: To safeguard the amenities of occupiers of adjoining residential properties.

16/7133/HSE

Roof extension involving rear dormer window, 1no. rooflight to rear elevation to facilitate a loft conversion

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An additional elevations plan (drg.no. 459416-2 Rev.C) has been submitted to illustrate that only 1no rooflight to rear elevation is being proposed. Condition 1 (plans) will be amended to take account of the revised plan.