

Chipping Barnet Area Planning Committee

9th February 2017

Addendum to Officers Report

Pages 33-42

Phredella House Lodge, Hyver Hill, London NW7 4HU

16/7731/HSE

Condition 1 to be amended to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1448.P.OS Rev B; Drawing no. 1448.P.01 Rev 0 ; Drawing no. 1448.PD.02 Rev B.

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).

This is to incorporate a new Proposed Plan, which clarifies that the existing external staircase is proposed to be removed as part of the application.

Condition 5 to be amended to the following:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fencing, boundary treatment or other means of enclosure shall be erected at any time between Phredella Lodge and Phredella House.

Reason: To safeguard the amenities of neighbouring occupiers, the openness of the Green Belt and the character of the general locality in accordance with policies DM01 and DM15 of the Development Management Policies DPD (adopted September 2012).

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116 Holden Road N12 7EA

16/8220/FUL

Condition 10 to be amended to the following

Before the development hereby permitted is first occupied, turning space and parking spaces shall be marked out within the site and the new vehicular access constructed in accordance with the details indicated on drawing no. 1617-PL3/02 Rev A and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2016.

Condition 12 to be deleted (as its requirements are included in condition 10 above)

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49 Greenway, London N20 8ET

16/7118/FUL

Amend the wording of condition 14 to the following:

a) Notwithstanding the submitted details, before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with the position within the site of the screened facilities and a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

Additional conditions:

Condition 4:

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.

Condition 5:

Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason: To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

Amendments to the report:

Page 79: Planning History:

16/5897/HSE - Single storey front/side extension including new front porch, lowering of ground floor level and raising of roof height to the front only to facilitate the creation of a first floor level and alterations to the fenestration – Withdrawn 11.11.16.

Page 79: Consultation:

Design and Conservation Officer – No objection

Totteridge Conservation Area Advisory Committee – this application was not referred to the last meeting. However in response to the previous, withdrawn, application they commented as follows: *"The black cladding and picket fence are out of keeping with the street scene and adjacent locally listed buildings and the fence would also reduce the off road parking. The proposal is detrimental to this part of the Totteridge Conservation Area and would not conserve or enhance it."*

It should be noted that the current application does not propose black cladding or a picket fence.

In addition, Smithy House is a locally listed, not a statutory listed building.

Addition to recommendation 1:

4. Monitoring contribution: £250.

Additional condition:

Condition 6:

a) A scheme of hard and soft landscaping, including details of the proposed pergola screening and details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

Consultation

3 additional objections have been received following the reconsultation.

The view of objectors can be summarised as follows;

- Restrictive covenant on property prevents business use
- Loss of privacy /security
- Noise disturbance
- Impact of waste on drains

These concerns are already addressed in the Committee report.