

Chipping Barnet Area Planning Committee

19 July 2017

Addendum to Officers Report

Pages 37 - 46
21 Rasper Road
17/3036/FUL

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. WYD 03P Revision D (received 18/07/2017) and Site Location Plan (received 11/05/2017)

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 the relationship between the host property and the neighbouring premise at No.15 Rasper Road.

Pages 47 - 70
Tenfold, Woodside Grange Road
17/3683/FUL

Since the report was published, the following 15 additional comments have been submitted in support of the application:

- Large demand for newly built flats;
- The development would fit with the demographic;
- Proximity to the station is of huge benefit with this site and prospective buyers;
- Building is sympathetic to surroundings;
- Help towards resolving housing crisis;
- There is no need for on street parking with this scheme as it provides two off street parking spaces and is 100 metres away from the tube and a short walk to the High Road;
- The proposed building is only very slightly higher than the existing building so will not affect the street negatively;
- Existing house unattractive and new development is more in keeping with the streetscene;
- Suitable for people wanting to downsize;
- Will not result in additional parking pressures due to the S106 agreement;
- Significant work has been done to reduce the impact including reduction in the roof height whilst respecting the local surroundings;
- The road is not characterised by a single architectural style;
- Issues of light and outlook have been addressed
- Proposed building is not heavy or unbalanced

Page 71 - 88
Whitewalls
17/2982/FUL

In regards to appeal reference (APP/N5090/W/15/3129563, dated 19 October 2015) referred to in the committee report, this is at 15 Totteridge Village, not 15 Totteridge Green.

An outline Demolition and Construction Method Statement has been provided by the agent.

Under Section 4. Public Consultation of the committee report, the following should be added: 'The Urban Design and Heritage Officer has been consulted as part of this application. They have raised concerns with the subdivision of the plot and increased mass, bulk and scale, and loss of view resulting from the proposed development.'

Pages 89 - 94
37 Park Road
17/2906/FUL

The description of the development is to be amended from that set out in the Committee Report to the following, to ensure the proposed siting of the store is clear:

Erection of a bin and bike store to the rear of Nos. 1-3 Dale View

Pages 95 - 106
Hadley Green Garage
17/0919/S73

The description of the development is to be amended from that set out in the Committee Report to the following:

Variation of condition 1 (Approved Plans) of planning permission 15/01638/FUL dated 15/03/2015 for 'Demolition of existing buildings and erection of new three storey building (comprising lower ground, ground floor and first floor levels) to provide a new car showroom and workshop facilities, with provision of parking spaces to side and front forecourt. Associated refuse and recycle facilities, cycle storage and alterations to hard and soft landscaping.' Amendments include increase to building height, insertion of new external door, alterations to site levels.

This is because the application no longer relates to the retention of the flue to the side of the building. The flue has been removed from the scheme, because the applicant is seeking to relocate it and such a relocation would require re-consultation, for which there is no scope during the timescales of the current application. The applicant has been made aware that planning permission should be sought for the flue, and an Informative shall be added to the decision notice as follows:

The applicant is reminded that planning permission is required for the extractor flue system on the exterior of the building, and a planning application should be submitted within 1 month of the date of this decision for the flue. In the absence of a planning application, this matter will be passed to the Planning Enforcement team.

As a result of the receipt of amended drawings removing the flue from consideration, the following conditions are to be changed:

- Condition 1 – Replace Drawing Nos. 545C, 141E, 145B and 146D with 545E, 141G, 145 and 146F.
- Condition 9 – Replace drawing 545C with 545E.
- Condition 16 – Replace drawing 145B and 146D with 145 and 146F

Pages 107 - 124
89 Park Road
16/3318/FUL

Condition 1 to be amended to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1953-SK06H; 1953-SK07K; 1953-SK12 RevB; 1953-04 RevF; 1953-SK11 RevG; 1953-SK Site plan RevH; Revised tree protection plan TH1043 15/05/15 and arboricultural method statement dated 15/05/2015; TH/A3/1043; Trevor Heaps AMS; 1953-SK08 RevH.