

Chipping Barnet Area Planning Committee
22nd February 2018
Addendum to Officers Report

Pages 11-26
420- 428 Oakleigh Road North London N20 0RZ
17/6773/FUL

Pg 19 Paragraph 1- The reference to the number of responses received should read as follows:

‘Consultation letters were sent to 91 neighbouring properties. 7 responses were received comprising 5 objections, 1 letter of support and 1 letter of representations. The summary of comments is as follows.’

Pg 22 Paragraph 8 – reference to number of bedspaces in flat 2 should read:

‘Flat 2 would be 1 bed unit and would have adequate gross internal areas (GIA) of 71sqm. Both units would provide adequate bedroom sizes and storage space in accordance with the standards prescribed in the Council's adopted Sustainable Design and Construction SPD (2016) and the Mayor's London Plan (2015, Minor Alterations 2016). All of the units will feature dual aspect, providing a good standard of natural light access and visual outlook for potential occupants.’

Pg 23 Paragraph 5 - reference to number of bedspaces in the flats should read:

‘The proposal is for the conversion of the existing 3 bed single family dwelling into 2x1 bed self-contained units.’

Pages 27- 34
Macrory Ward, 27 Station Road, Barnet, EN5 1PH
17/7125/FUL

Pg 30 Paragraph 5 – after The Mayor's London Plan 2016 add:

Draft London Plan 2017

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

Pages 35-49
155 & 157 Chanctonbury Way
18/0129/FUL

Amended Condition 12 – Landscaping

Condition to read as follows:

a) No development shall take place until a scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority.

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.

Condition 13- New Condition to read as follows (Demolition and Construction Management)

a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

Condition 14- New Condition to read as follows:

The development hereby permitted shall be implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the development hereby approved. If the development hereby permitted is not implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the

development any buildings or structures erected at the site in connection with this permission shall be demolished and removed from the site in their entirety within 3 months of the failure to complete the development within 6 months of the development being commenced.

Reason: To safeguard the amenities of the occupiers in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Pg 42 - Consultation Responses

Additional Comments have been received from The Rt.Hon. Theresa Villiers MP with regards to the proposal.

- Opposition towards the application and request of dismissal at committee.
- Concerns regarding breach of planning permission
- Demolition Construction Management Plan condition should be attached
- Construction work on site is noisy and disruptive for residents
- Restriction of working hours

Pg 42 Last Paragraph – after The Mayor's London Plan 2016 add:

- Draft London Plan 2017
Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

<p>Pages 61-78 Wessex Court 51 West End Lane Barnet EN5 2RA 18/0129/FUL</p>
--

Pg 69 Site history – delete references to C04719 and C04719A

Pg 72 para 2 - revised to include reason for call-in

Representation from Cllr Wendy Prentice - Call in to committee if application is to be refused because the previous applications have been through the committee and would like the committee to consider the new proposals.

Since the report was written, the applicant's agent has clarified that the gates will be electronically controlled with a remote key fob which will be given to every resident.

In view of the above, the following conditions shall be added to the recommendation:

Condition 13 - New Condition to read as follows

Notwithstanding the plans submitted, details of the remote operation of the proposed gated access from public highway using electronic key fobs including maintenance contract details shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out nor shall it be subsequently operated otherwise than in accordance with the approved details.

Reason: In the interests of highway safety 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.

In addition, the following conditions shall be added to the recommendation to ensure the sustainability of the development.

Condition 14 - New Condition to read as follows

Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

Condition 15 - New Condition to read as follows

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 10 % 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.