

Finchley and Golders Green Area Planning Committee 5th March
Addendum to Officers Report

Pages: 53-70

55 Cranbourne Gardens NW11 0HU

Ref: 17/7572/HSE

Condition 1 should be reworded to include the standard reason accidentally omitted from the condition at the time of the report publication.

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

Location Plan Drawing No 1625-PL-000

Existing Site Plan Drawing No 1625-PL-001

Existing Ground Floor Plan Drawing No 1625-PL-101

Existing First Floor Plan Drawing No 1625-PL-102

Proposed Front Elevation Drawing No 1625-PL-310

Lower Ground Floor Landscape Plan Drawing No 1625-LA-301 Rev 0

Ground Floor Landscape Plan Drawing No 1625-LA-302

Proposed Rear Elevation Drawing No 1625-PL-311

Proposed Side Elevation Drawing No 1625-PL-312

Proposed Side Elevation Drawing No 1625-PL-313

Proposed Side Elevation Drawing No 1625-PL-314

Section A-A Drawing No 1625-PL-330

Sections B-B, C-C, D-D and E-E Drawing No 1625-PL-331

Received 29 November 2017

Building to Plot Ratios Drawing No 1625-PL-250

Proposed First Floor Plan Drawing No 1625-PL-303

Proposed Ground Floor Plan Drawing No 1625-PL-302

Proposed Lower Ground Floor Plan Drawing No 1625-PL-301

Proposed Roof Plan Drawing No 1625-PL-305

Proposed Second Floor Plan Drawing No 1625-PL-304

Received 4 December 2017

Proposed Tree Protection Plan Ground Floor Drawing No 1625-PL-302

Received 5 December 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).

Pages: 79-104

Church Walk House, Church Walk, London NW2 2TJ

Ref: 17/6776/S73

Amended conditions:

In the main report, in Condition 1, two incorrect drawing numbers have been included (A2598 300 and A2598 301). In condition 3, a reference to railings for third as well as second floor apartments was omitted. In regards to condition 12, since the report in the agenda was written two additional neighbour letters have been received and additional information provided. This is discussed below, following the recommended amendments to conditions. New text is underlined in the conditions below:

1. Plans for approval:

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

A2598 100 P10 Red Line Location Plan

A2598 101 P10 Block Plan

A2598 110 P10 Existing Lower Ground Floor - Second Floor

A2598 120 P10 Existing Site Sections AA, BB, CC and DD

A2598 121 P10 Existing Site Sections EE, FF, and GG

A2598 130 P10 Existing Site Elevations North, South, East and West

A2598 199 P12 Proposed Lower Ground Floor

A2598 200 P12 Proposed Ground Floor

A2598 201 P12 Proposed First Floor

A2598 202 P12 Proposed Second Floor

A2598 203 P12 Proposed Third Floor

A2598 204 P12 Proposed Roof

~~*A2598 300 P12 Proposed Site Sections AA, BB, CC and DD*~~

~~*A2598 301 P12 Proposed Site Sections EE, FF, and GG*~~

A2598 400 P12 Proposed Site Elevations North and East

A2598 401 P12 Proposed Site Elevations South and West

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).

3. Details of exterior materials:

Prior to commencement of development of the external construction of the building and hard surfaces, details including samples where necessary of the materials to be used in the construction of the external surfaces of the building and hard surfaced areas hereby permitted have been submitted to and approved in writing by the local planning authority. Materials shall include translucent or opaque screening to the height of the railings to be provided for all of the second and third floor apartments with the exception of those on the north-west elevations of

Units 2-08 and 2-10, and on the south-east elevations of Units 2-02 and 2-04. The development shall then be carried out and maintained in accordance with the approved details.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

Condition 12. Soft landscaping:

Prior to the first occupation or use of any part of the development hereby permitted, a scheme of soft landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of existing trees to be retained and size, species, planting heights, densities of all soft landscaping, and shall incorporate details of planting consistent with the Southern Boundary - Indicative Planting Strategy document ref. D2351 R.005 and Council Tree Officer's additional comments, (rev. 1) which sets out appropriate amendments to the species and hedge proposed in the above document.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any new trees or plants which within a period of five years from the completion of the development die, are removed or become seriously injured or diseased shall be replaced in the next planting season with others of similar size and species.

Any existing trees shown to be retained as part of the approved landscaping scheme which are removed, die or become severely damaged or diseased within 5 years of the completion of the development shall be replaced with trees or shrubs, the details of which shall be approved in writing by the local planning authority, 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 October 2016) and 7.21 of the London Plan 2016.

Discussion:

Two additional neighbour letters have been received. They raise the following issues:

Site drainage: The writer is concerned that drop in levels towards Lyndale Avenue will result in site run off. This issue has been addressed through detailed submissions in respect to condition 16 I the appeal decision under LBB references 17/3822/CON. The plans and details were reviewed by the Council's surface water drainage engineer, and approved under that submission. These are now included as plans recommended as condition 16 in the main agenda.

Landscape buffer planting: Copies of two versions of the Indicative Planting Strategy submitted for the previous application and appeal were provided by one neighbour, along with comments about the necessity for good quality buffer planting. The agent for the application was asked for comment on this, and a third version was subsequently submitted. The three versions differ in relatively minor respects. The version provided by the applicant has been reviewed by the Council's Tree Officer, who has provided detailed comments. These are largely copied below.

Tree Officer comments:

The proposed landscape plan provides details of boundary and sightline treatments. The sight line and boundary treatments are large landscape scale trees and boundary hedges that includes evergreen and deciduous trees.

The proposed species selected are broadly acceptable with some minor alterations:

| <u>Proposed species</u> | <u>Comments</u> | <u>Recommended replacement</u> |
|--|---|---------------------------------------|
| Quercus Ilex (Holm Oak) x1 | Large landscape scale evergreen tree. In the long term there may be some need for tree pruning. Acceptable | None |
| Pinus nigra ssp. nigra (Austrian Pine) x2 | Large landscape scale conifer tree. Better to make an impact with the same species, plant scots pine | Pinus sylvestris (Scots Pine) x 2 |
| Pinus sylvestris (Scots Pine) x1 | Large landscape scale conifer tree. | Pinus sylvestris (Scots Pine) x1 |
| Carpinus betulus 'purpurea' (Hornbeam Purpurea) x1 | Large landscape scale with purple leaves. This will be overly repressive and dark. Better to have green hornbeam. | Carpinus betulus x 1 |
| Carpinus betulus (Hornbeam) | Large landscape scale, native to local area. | Carpinus betulus x 1 |