

Hendon Area Planning Committee 13 March 2018
Addendum to Officers Report

Pages: 9 - 28

133 Brent Street, London, NW4 4DA

Ref: 17/7497/FUL

The following paragraph is added to the assessment section of the committee report:

Trees

It is noted that there are a couple of fairly large trees located within the adjoining site to the north. While the trees are located outside the application site, their canopies spread out into the proposal site. The trees are not designated as TPOs. These trees are not illustrated on the proposed plans.

It is considered that the proposals may result in the trimming back of the extended canopies. However, the applicant would be entitled to do this work currently due to the trees extending over the site boundary. There are a number of habitable windows which face onto this area and the outlook and light received may be reduced due to the presence of the trees. The upper storey levels would be stepped back from the northern boundary at varying distances of 1.5m - 2.5m. It is considered that due to the presence of two windows to each of the habitable rooms and the angled orientation of the windows, there would still be sufficient outlook and light to each of the rooms. It is also noted that two of the central rooms would be bedrooms, while the other living rooms and kitchens would have dual aspect views. The proposed fourth storey would be stepped further away from the northern boundary and the rooms on this level are not considered to be adversely affected in terms of amenity for future occupiers.

Overall, the presence of the existing trees within the adjoining site to the north are not considered to have a significant effect on the amenity of future occupiers by reducing the outlook and light received to the habitable rooms along the northern elevation.

Pages: 29-52

1 and 2 The Approach

Ref: 17/8103/FUL

Since the publication of the report, the following paragraph has been amended to include reference to DM06: Barnet's Heritage and Conservation

{\ul Barnet's Local Plan (2012)}

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Local Plan Core Strategy DPD (Adopted 2012) Policies: CS NPPF, CS1, CS4, CS5, CS15.

- Relevant Local Plan Development Management DPD (Adopted 2012) Policies: DM01, DM02, DM03, DM04, DM06 DM08 and DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

DMO6 seeks to protect archaeological remains in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

The following paragraph is added to the assessment section:

Archaeology

The site is identified within an area of Special Archaeological Significance. The proposal involves the demolition of the existing buildings and development of a new building with basement involving some excavation of the area. Historic England were consulted on the proposal. Having considered the proposal with reference to information held in the Greater London Historic Environment Record, officers advised the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although the site is within an archaeological priority area, an archaeological evaluation carried out directly to the south-east of the site did not record any archaeological remains. In light of this and the overall small scale of the development, Historic England consider it is unlikely the development will cause harm. No conditions or further assessment was considered necessary.

Given the assessment made by Historic England, officers consider the proposal would not conflict with DM06.

Pages: 53-68

2 Southfields London NW4 4ND

Ref: 17/6846/FUL

The following paragraph is added to the condition section, pg.4, of the committee report:

- 14 Before the building hereby permitted is first occupied the proposed window(s) in the side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).