

Chipping Barnet Area Planning Committee
26th March 2018
Addendum to Officers Report

Pages 29 - 46
7 Edward Road, Barnet, EN4 8AY
17/7933/FUL

Further representation has been received following the publication of the committee report. The following issues are raised:

- Previous applications were refused primarily due to Highway Safety concerns, the overdevelopment of a densely populated area and the narrow site road which is not suitable for increased and constant traffic flow by heavy construction vehicles;
- Edward Road is overburdened by car parking. Parking beat surveys undertaken are random and remain unreliable evidence;
- No provision for visitor parking spaces;
- Disturbance cause during construction impact;
- Proposal will build over the easement of a public sewer or lateral drain with a permanent brick wall structure.

In terms of the previous applications, two applications (references B/00086/10 and B/04474/08) were refused on design, impact on character, overlooking and infrastructure costs. Highways matters were not part of the formal reasons for refusal.

The concerns raised relating to parking are addressed within the committee report. The Council's parking standards do not account for visitor parking and this is not a requirement. Issues relating to potential problems arising from the construction period are non-material planning considerations and are covered by separate legislation. The concern relating to the building over the drainage easement is not a planning considered and is covered by separate legislation.

Pages 159-186
78-80 Crescent Road and Land to Rear of Nos 68-84 Crescent Road, Barnet
18/0615/FUL

Councillor Philip Cohen (East Barnet Ward) has objected to the proposed development, making the following comments:

- Objects to the development and shares the objections of several local residents on Crescent and Margaret Roads.
- The proposed development has not materially changed to make it more acceptable to the community (compared to the scheme dismissed at appeal).

- The planning report tries to argue that the planning inspector only dismissed the appeal on narrow technical grounds ie lack of space between houses. By reducing by one the number of dwellings it claims to make it acceptable but this should not be an argument on technicalities.
- The proposal is out of character with the other residential housing in the area
- The proposal involves demolishing a fine terraced house at No. 80 which is a needless act of vandalism and nothing else
- The report claims that the proposal is in line with boosting the housing supply but the reality is it is boosting the supply of expensive private housing in Barnet when what is needed is more social or affordable housing, and this is supported by the latest Residents Perception Survey available to all councillors. The proposal make very clear it is not providing social or even affordable housing.
- The proposal will add to traffic congestion on Crescent Road. The road has parked cars on either side and a regular bus service which already finds it difficult to weave its way through the cars.

A consultation response was received on 15th March 2018 from the London Fire and Emergency Planning Authority. The response states that the Brigade is not satisfied with the proposals for fire fighting access as compliance with part B5 of Building Regulations (Access for Fire Service) is not shown. The letter also states that the Authority also strongly recommends that sprinklers are considered for new developments.

Subsequent consultation with the London Fire Brigade concluded that the proposed development would provide satisfactory vehicle access for a Fire pump appliance to within 45 metres of all of the proposed dwellings as required by part B5 of Building Regulations.

The following additional informative will be added.

Informative 8 – New informative to read as follows:

The applicant is advised that the London Fire and Emergency Planning Authority strongly recommends that sprinklers are considered for new developments.

Pages 65-98
The Old Peoples Welfare Association, The Fern Room, Salisbury Road, Barnet
17/7422/FUL

The applicant has drawn attention to the fact the proposed amenity space complies with the standards outlined in the London Plan (2016). Therefore, it is considered that the on-site usable amenity space provided is acceptable in regards to both the London Plan (2016) and Barnet's Sustainable Design and Construction SPD (2016).

Condition 6 has been re-worded as follows:

- a) No site works or works on this development including demolition or construction work shall commence until details of the existing trees to be retained have been submitted to and agreed in writing by the Local Planning.
- b) A scheme of hard and soft landscaping and a maintenance plan including 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, excluding demolition, is commenced.

c) 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.

d) 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.