

Chipping Barnet Area Planning Committee  
24<sup>th</sup> April 2018  
Addendum to Officer's Report

**Pages 27-46**  
**44 Holden Road, London, N12 7DN**  
**17/8101/FUL**

Since the publication of the report, two further comments have been received:

**Finchley Society Planning Committee** – “I have studied the officer's report...in light of it, and the considerable changes that the applicant has made to meet our objections and the views of the Inspector who dismissed the previous appeal for this site, I withdraw my request to speak.”

The resident of No.46 Holden Road adjacent to the application site has commented that “I no longer intend to speak at the committee as I believe although the property will still be demolished the landlord has made an effort to try and make changes to the structure, more in keeping with the surrounding environment and has taken some issues into consideration.” They do not withdraw all their objections however.

**Pages 47 - 64**  
**233-237 East Barnet Road, EN4 8SS**  
**18/1228/FUL**

**Additional condition 20:**

*a) No development other than demolition work shall take place unless and until a Surface Water Drainage Strategy detailing all surface water drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proof that Thames Water will accept surface water from the site at the agreed maximum discharge rate to the surface water sewers and confirmation that the climate change factor applied in the pre and post-development runoff volume is 40%, as per Environment Agency (2016) guidance.*

*b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.*

*Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2016) and Policies 5.13 and 5.14 of the London Plan 2016.*

**Pages 77 – 96**  
**Folly Farm Burtonhole Lane London, NW7 1AS**  
**17/6081/FUL**

**Amend condition 1 (Plans)** to include revision numbers to dwg nos P001 Rev 00 to read P001 Rev 01 and P002 Rev 00 to read P002 Rev 01. In addition Energy and Carbon Assessment Rev P2 prepared by Built Services Design Associates dated August 2017 to be changed to

The revised condition should read as follows:

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

*P001 Rev 01 (Site Location Maps & Plan), P002 Rev 01 (Existing Site Plan), P003 Rev 02 (Proposed Site Plan), P004 Rev 01(Existing & Proposed Site Section), P005 Rev 01(Existing & Proposed Area & Volume and Hard Surface Area Analysis), P006 Rev 00(Existing Ground Floor Plan), P007 Rev 00 (Existing First Floor Plan & Roof Floor Plan), P008 Rev 00 (Existing Sections Looking West & North), P009 Rev 00(Existing West & East Elevations), P010 Rev 00 (Existing South & North Elevation), P011 Rev 01 (Basement Floor Plan), P012 Rev 01 (Proposed Ground Floor Plan), P013 Rev 01(Proposed First Floor Plan), P014 Rev 01 (Proposed Roof Plan), P015 Rev 01 (Proposed Sections), P016 Rev 02(Proposed West & East Elevation), P017 Rev 01 (Proposed North and South Elevation),*

*Arboricultural Report -Proposed Demolition and Construction prepared by Tim Moya Associates dated July 2017, Planning Statement prepared by TJR Planning dated September 2017, Ecological Report prepared by Tim Moya Associates dated July 2017, Emptying of Swimming Pools prepared by Buckingham Swimming Pools Ltd, Design and Access Statement prepared by Seth Stein Architects dated September 2017, Flood Risk Assessment and Surface Water Strategy Report prepared by Innervision Design Ltd dated August 2017, Commentary on the structural design prepared by TSC Consulting Ltd dated July 2017, Energy and Carbon Assessment Rev P2 prepared by Built Services Design Associates dated August 2017, Comparative Analysis Schedule prepared by Seth Stein.”*

**Amend Condition 13:** Revise the percentage of the carbon reduction to 25% to reflect the clarification provided in the revised Energy and Carbon Assessment.

*“Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures to meet the reduction set out in the hereby approved Sustainability Statement which achieve an improvement of not less than 25% 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.”*

**Pages 97-114**

**High Prospect and Land Rear of Rogate and Saxby Arkley Drive Barnet EN5 3LN  
18/1711/FUL**

Since the publication of the report, a further 20 representations have been received objecting to the proposed development. The objections can be summarised as follows:

- Proposal conflicts with planning policy;
- Proposal is still out of character for Arkley Drive;
- Overdevelopment;
- Bulk and mass does not fit in with semi-rural location;
- Design is of a poor quality;
- Size of dwellings further adds to the unbalanced and out of character issue;
- Access road is out of character;
- Loss of garden ground;
- Overlooking of Carrington Close, Chartridge Close and Arkley dwellings;
- Properties are overbearing to existing homes in Arkley and Carrington Close;
- Loss of sunlight / daylight;
- Increase in noise and disturbance;
- Issue of road access has not been resolved;

- Increased traffic;
- The plans do not appear to deal with other infrastructure issues
- Loss of trees

The Council's **Traffic and Development** service have commented that as the site is accessed via Arkley Drive, which is a privately maintained road, there are no comments on the proposed changes to the access to the site. As the scale of development may mean a relatively significant amount of traffic to and from the site, which may have an impact on the public highway, it is recommended that a condition relating to a Demolition and Construction Management and Logistics Plan be attached to any consent should planning permission be granted.

The Council's **Arboricultural Officer** has reviewed the arboricultural impact assessment and tree constraints plan and landscape masterplan.

In terms of Plot 1, the TPO birch tree T57 (applicants plan) will be effected by the proposed driveway through the root protection area. The landscape masterplan shows the drive access positioned to the east of the tree where level rises mean a no-dig surface solution may not be appropriate. The landscape plan numbers this TPO tree as 59 but the tree plan is 57, so a revised landscape plan would be required to have consistent plans. The majority of the trees within plot 1 will require protection during the development phases. It is recommended that the driveway layout must be reconsidered to ensure there no harm to the protected birch tree. Tree protection measures will also be required.

In terms of Plot 2, there is no direct impact from the proposed building footprint. All trees are retained so that there will be screening to the adjoining properties.

In terms of Plot 3, there is no direct impact from the proposed building footprint. All trees are retained so that there will be screening to the adjoining properties.

To access Plots 2 and 3, a driveway will be provided to the west of Plot 1. This drive will pass through the root protection areas of trees growing on the boundary. No-dig surfacing techniques are proposed to prevent root damage. This approach is acceptable if levels permit.

The general approach of the landscape masterplan is broadly acceptable in terms of species palettes for trees and shrubs. The scheme aims to retain the character of the area by retaining trees and planting new trees and shrubs. A detailed design must be submitted if planning approval is granted.

In summary, it is advised that the existing driveway access should be retained and improved to ensure no soil compaction occurs under the drive. There are no objections but the driveway access into Plot 1 must be re-considered to avoid harm to a specially protected tree. Conditions relating to the location of services, submission of Arboricultural method statement and tree protection plan should be attached if planning permission is granted. The following conditions are recommended in addition to those set out in the committee report:

**New condition 19:**

*a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The location of services to the new properties (plots 1, 2 & 3) must avoid disturbance of retained tree root protection areas.*

*b) The development shall thereafter be implemented in accordance with details approved under this condition.*

*Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.*

**New condition 20:**

*Nowithstanding the approved plans, no site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a revised driveway access to Plot 1 which has an acceptable impact on the TPO birch tree has been submitted and approved in writing by the Local Planning Authority.*

*Reason: To safeguard the health of the existing TPO Birch trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.*

In addition, condition 6 on the committee report is amended to include the submission of an arboricultural method statement. The condition now reads as follows:

**Amended condition 6:**

*a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until an Arboricultural Method Statement and dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.*

*b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.*

*Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.*

**Additional informative 4:**

*Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.*

*“An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the*

*appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.*