

Hendon Area Planning Committee

29 November 2018

Addendum

Application 18/5349/FUL

Address: 113 Daws Lane, London, NW7 4SJ

Section 4 should be updated to add:

Following amended plans being received, the scheme was re-consulted. Since the publication of the report, there have been six additional comments received from this re-consultation period.

The overall number of objections received for the scheme is 6; being that one additional objection has been received and the remainder of comments have been additional comments received by previous objectors in response to amended plans.

The additional 6 comments can be summarised as:

- Although the re-design is an improvement by reducing the bulkiness and shortening the rear extension, the dormers are still too large and the overhang of the loft storey will still cause overshadowing and loss of light to neighbours and a loss of privacy.
- The plans have been updated to demonstrate cars can be parked within the front hardstanding without overhanging the pavement.
- A single car park for each dwelling is not enough and is below the recommended parking ratio. This development will impact on traffic in the area.
- It is unclear where the bins can be accommodated
- The large size of the bicycle sheds in the gardens will encourage an alternate use and too much of the garden is lost.
- There is a history of flooding in the area. Changes in ground level and amount of hardstanding will increase flood risks.

Section 5.4 should be updated to add:

A parking condition has been recommended requiring a plan and final details of the parking layout. Highways are satisfied that the hardstanding to the front of the property is large enough to accommodate at least one car park per dwelling.

At the submission of the parking details, should there be an opportunity to provide any further car parking this could be addressed. The hardstanding and width of the plot is potentially large enough to accommodate additional off-street parking spaces. Details need to be shown of the crossovers to allow for a final assessment.

There is adequate space within the front hardstanding to accommodate a bin store. Alternatively, there is more than adequate space in the rear garden to accommodate a bin store and the bins could be brought forward on collection day. A refuse condition has been recommended so the final details of the enclosure including the siting can be agreed with the Council.

The cycle stores shown in the rear gardens do appear large. However this is shown on a site plan to indicate that provision can be made within the site. It is clear the garden for each dwelling will be more than spacious enough to provide for a cycle store while still providing adequate amenity space for the future occupiers. The details of the cycle store is reserved by condition. The final details to be submitted will ensure the bin stores are of an appropriate size for the need and not excessively large. The location of the bin stores can be agreed to remove these from the centre of the garden and locate these to the rear. The cycle store would also be conditioned to remain in place for a cycle storage and no other purpose. Should the enclosure be used for any other purpose this may be a breach of condition and subject to enforcement investigation. The condition suggested is considered robust to mitigate the concerns being raised by the objection.

A comment has been received concerned with the impact of the development on flooding. The site has not been identified as at risk of flooding by the Environmental Agency and the LPA have no evidence of flood risk. However, conditions are included such as details of levels and details of landscaping. Changes to the amount of hardstanding or changes to levels within the site would need to be shown to the Council for approval. With these conditions in place, it is considered there are satisfactory measures in place to ensure there is no increased risk of flooding to neighbouring properties as a result of the development.

Application 18/5909/S73

Address: Spectrum House, Hillview Gardens, NW4 2JR

The applicant has now confirmed that the existing buildings on site have now been demolished. This was observed by the committee when a site visit was undertaken on 28.11.2018.

As such the following conditions are amended to account for the demolition:

6. No construction works shall take place on site until a 'Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The 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).

7. No construction works shall take place until a risk-based land contamination assessment to determine the nature and extent of any contamination on the site has been carried out, in accordance with a methodology that has first been submitted to and approved in writing by the local planning authority. Should any unacceptable risks be found, a remedial scheme and verification plan shall be submitted to and approved in writing by the local planning authority. The remedial scheme shall be implemented as approved before development begins.

If, during the course of development, any contamination is found which has not previously been identified, additional measures to address it shall be submitted to and approved in writing by the local planning authority and the additional measures shall be carried out as approved.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 5.21 of the London Plan 2016.

18. b) No further 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 2016.

19. a) No construction works 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.
- 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 2016).

- 20 a) No construction works shall commence on site until a detailed pruning specification has been submitted to and approved in writing by the Local Planning Authority.
- b) All tree felling and pruning works shall be carried out in full accordance with the approved specifications under this condition and in accordance with British Standard 3998 (Recommendation for Tree Works).

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 2016.

The following informative is added:

1. Street tree amenity value: The local highway authority will seek compensation for any significant harm caused to the three street trees located at the front of Spectrum House, Hillcrest. The Council uses the tree evaluation system Capital asset value of amenity trees (CAVAT) details of this system can be found at www.ltoa.org.uk. The trees marked on the applicant's tree protection plan are valued accordingly; T1 (£16,980), T2 (£5,925) and T3 (£9,258) using CAVAT.

Application 18/5349/FUL

Address: 31 Langley Park, London, NW7 2AA

There is a misspelling in Section 5.3 which reads;

'The main amenity impacts to be assessed are to the adjacent properties to the north west (no.33) and to the south east (no.29). On the side elevation of no.33, there are five windows, four serving bathrooms to the ground floor and first floor flats and one serving the stairwell. The two at first floor level are proposed to be obscure glazed.'

This paragraph should read;

*'The main amenity impacts to be assessed are to the adjacent properties to the north west (no.33) and to the south east (no.29). On the side elevation **adjacent to** no.33, there are five windows, four serving bathrooms to the ground floor and first floor flats and one serving the stairwell. The two at first floor level are proposed to be obscure glazed.'*

Application 18/5153/S73

Address: 126 Colindale Avenue, London, NW9 5HD

Since the publication of the committee report, the applicant has provided a revised Ground Floor Plan showing the allocation of the car park spaces for residential, visitor and commercial. This plan has been provided to provide clarity for the scheme. In addition, there is a car park management plan condition recommended.

Condition 2 should be updated to read:

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

6539-PL-603 E Site Context Plan - Ground Floor Level

Received 29 November 2018

Design and Access Statement

Received 24 August 2018

6539-PL-605 D Block A Ground and First Floor Plan as proposed

6539-PL-609 B Block B - Ground and First Floor Plan

6539-PL-613 D Elevations as Proposed Block A - NE & NW Sheet 1 of 5

6539-PL-614 E Elevations as Proposed Block A - SW & SE Sheet 2 of 5

6539-PL-615 C Elevations as Proposed Block B - SW &

6539-PL-616 C Elevations as Proposed Block B - NE & SE

6539-PL-617 D Elevations as Proposed Block A & B - SW & NE

6539-PL-619 D SW Elevation with adjacent buildings & Existing buildings indicated

6539-PL-620 B Block A & B Basement plan (As proposed)

6539-PL-621 B Block A & B Section AA (As proposed)

6539-PL-622 B Elevations/ Sections BB & CC Block A

6539-PL-600; 6539-PL-601; 6539-PL-603 Revision B; 6539-PL-604 Revision B; 6539-PL-606 Revision C; 6539-PL-607 Revision B; 6539-PL-610 Revision A; 6539-PL-611 Revision A; 6539-PL-618 Revision B;

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).