

**Finchley and Golders Green Area Planning Committee 14<sup>th</sup> May 2019**  
**Addendum to Officers Report**

**(Agenda item 6)**

**Ref: 19/1130/FUL**

**55 Cranbourne Gardens**

Since the publication of the report, the applicant has provided revised information:

- Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 dated 20 March 2017 By Hann Tucker Associates.
- Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 -rev 2 dated 12 June 2017 By Hann Tucker Associates
- Email from Edward Wheeler, Associate On Behalf of Wolff Architects Ltd dated 9th May 2019 within which it is confirmed by their noise consultants that the background levels originally provided would have included a 3dBA addition to the noise consultants ' calculations because they were not freefield corrected
- Specifications/ make and manufacturer details of the attenuator (AHU inlet and outlet)

Environmental Health officers advise that the above reports should replace those previously provided.

Condition 1 is varied to read:

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

*Proposed First Floor Plan Drawing No 1625-PL- 302 Rev B*

*Proposed Second Floor Plan Drawing No 1625-PL-303 Rev B*

*Proposed Roof Plan Drawing No 1625-PL-304 Rev B*

*Proposed Rear Elevation Drawing No 1625-PL-311 Rev B*

*Proposed Side Elevation Drawing No 1625-PL-312 Rev B*

*Proposed Side Elevation Drawing No 1625-PL-313 Rev B*

*Proposed Front Elevation Drawing No 1625-PL-310 Rev A*

*Site Sections showing neighbouring properties Drawing No 1625-PL-331 Rev 0*

*Received 8 April 2019*

*Proposed Ground Floor Plan Drawing No 1625-PL-301 Rev A*

*Proposed Lower Ground Floor Drawing No 1625-PL-300 Rev A*

*Received 21 March 2019*

*Site Location Plan Drawing No 1625-PL-000*

*Existing Site Location Plan Drawing No 1625-PL-001*

*Received 26 February 2019*

*Site Sections Drawing No 1625-PL-331 Rev 0*

*Existing Ground Floor Drawing No 1625-PL-101 Rev 0*

*Existing First Floor Drawing No 1625-PL-102 Rev 0*

*Received 8 March 2019*

*Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 dated 20 March 2017*

*Received 26 February 2019*

*Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 -rev 2 dated 12 June 2017 By Hann Tucker Associates*

*Email from Edward Wheeler, Associate On Behalf of Wolff Architects Ltd dated 9th May 2019*

*Specifications/ make and manufacturer details of the attenuator (AHU inlet and outlet)*

*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).*

Condition 19 is varied to read:

*The development shall be implemented in accordance with the following documents:*

*-Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 dated 20 March 2017 By Hann Tucker Associates.*

*-Environmental Noise Survey and Plant Noise Assessment Report 24170/PNA1 -rev 2 dated 12 June 2017 By Hann Tucker Associates*

*-Email from Edward Wheeler, Associate On Behalf of Wolff Architects Ltd dated 9th May 2019*

*- Specifications/ make and manufacturer details of the attenuator (AHU inlet and outlet) prior to first occupation of the development and the measures implemented shall be retained as such thereafter.*

*Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2015.*

Environmental Health Officers support the application provided conditions are recommended.

An additional condition (20) has been recommended requiring details of an acoustic fencing to add further mitigation against any potential noise impact.

*a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.*

*b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.*

*Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy 7.15 of the London Plan 2015.*

Informatives to be added:

*The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.*

*In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.*

*The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.*

*The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.*

*The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:*

*1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;*

*2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;*

3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;

4) Department of Transport: Calculation of road traffic noise (1988);

5) Department of Transport: Calculation of railway noise (1995);

6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

The submitted Construction Method Statement shall include as a minimum details of:

- o Site hoarding
- o Wheel washing
- o Dust suppression methods and kit to be used
- o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
- o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
- o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
- o For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

The statement shall have regard to the most relevant and up to date guidance including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

The following paragraph 2 of the impact on neighbouring occupiers section should be updated with additional measurements:

There is a fall in topography from east to west across the locality of the application site. At ground floor, the western side elevation of the proposed dwellinghouse is set back at a minimum distance of approximately 8.2 metres from the rear amenity space at No. 5 Park Way and set back approximately 22 metres from the rear elevation. The western side elevation of the proposed dwellinghouse is also set back at a minimum distance of approximately 10.8 metres from the rear amenity space at No. 3 Park Way set back approximately 29.5 metres from its rear elevation. Overall, the scheme has been reduced approximately 2.7 metres at ground floor from the appeal scheme. At first floor, the scheme has been reduced in depth by approximately 2.7 metres with a further reduction to the rear

corner of approximately 5.2 metres. At first floor this results in a set back of approximately 19 metres from the boundary with 1 Park Way which is at an angle to the application building. Views from 1 Park Way would therefore be oblique. From the boundary with number 3 Park Way, the first floor elevation would be at least 12 metres away at the closest point. This ranges to 17.5 metres separation owing to the boundary being at an angle to the building footprint. At first floor, the closest point of the building to the boundary with number 5 Park Way will be 10 metres. This is taken from the rear corner wall which would be viewed at an angle.

The following paragraph 9 of the Impact to neighbouring occupiers section should be updated to read:

Barnet's Sustainable Design and Construction SPD (2016) states that in new residential development there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. The proposed side dormer on the western elevation is set back approximately 15 metres from the rear amenity space at No. 3 Park Way and set back approximately 32 metres from its rear elevation. The proposed side dormer on the western elevation of the proposed dwellinghouse is set back at a minimum distance of approximately 12 metres from the rear amenity space at No. 5 Park Way and set back approximately 29 metres from its rear elevation. It is not considered that the proposed side dormer on the western elevation would overlook the rear amenity space at No. 3 or 5 Park Way. The dormer is also over 114 metres to the boundary with No 1 Park Way. The dormer is fully in compliance with Residential Design Guidance concerning appropriate overlooking distances. It is also noted the existing property benefits from a balcony at first floor to the south-west corner of the dwelling. The proposed new dwelling would remove this balcony. There is one window in the first floor side elevation facing the Park Way properties. This is a bathroom window and can be conditioned to be obscurely glazed only thereby ensuring there are no direct views from this window to any neighbouring property. The window in the second floor western elevation can also be obscurely glazed as this is a bathroom window only.

For certainty, condition 5 can be revised to read:

*Before the building hereby permitted is first occupied the proposed second floor dormer window, second floor bathroom window and first floor bathroom window in the eastern elevation facing 53 Cranbourne Gardens and the proposed first floor bathroom window and second floor bathroom window in the western elevation facing Park Way 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).*

An additional condition has been recommended to provide details of the screening of any above ground plant building as well as any boundary treatments:

*a) The site shall not be brought into use or first occupied until details of the means of enclosure, including screening for the proposed lower ground floor plant and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.*

*b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.*

*Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).*

**(Agenda Item 7)**

**Ref: 17/6593/FUL**

**Britannia House, 960 High Road, N12 9RY**

**Amended Recommendation 1:**

Following confirmation from the Council's Affordable Housing officer, the 5 units are to be social rented and to be provided on site.

**3. Affordable Housing Contribution**

The provision of five units for rent on site.

**Amended Recommendation 3:**

**Add:**

2. The proposed development fails to provide a formal undertaking to provide affordable housing on site or the costs of monitoring the provision for affordable housing and as such, the proposed development fails to provide for affordable housing to meet the Borough's needs. The proposal would therefore not address the impacts of the development, contrary

to Policy CS15 of the Local Plan Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2012) and the Planning Obligations SPD (2013).

**Amended condition 1:**

Substitute 462/PL/200D - Proposed Ground Floor Plan

**Additional condition:**

The roofs of the building shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

**(Agenda Item 8)**

**Ref: 19/1450/HSE**

**48 Norrice Lea London N2 ORL**

**Comment to the applicant from the Metropolitan Police**

The applicant has submitted a letter sent to him (8<sup>th</sup> May 2019) from the Metropolitan Police which states that they recommend the installation of gates. The letter states that... 'To be effective, gates do not necessarily have to be particularly tall, and they can be of quite open appearance, so as to preserve the mainly open aspect of the Suburb. The objective is partly to present a psychological barrier, and partly to make it very difficult for someone to climb over without attracting attention, or in order to affect a rapid escape'.