

Addendum

Hendon Area Planning Committee

17 October 2019

Reference: 19/4521/FUL

21 Elmgate Gardens, Edgware, HA8 9RU

Pages 97 - 112

For the avoidance of doubt and technical ambiguity, the development description has been simplified – with the second sentence being omitted

Previous:

Demolition of the existing dwelling and erection of a new single storey dwelling with rooms in the roofspace. Single storey side and rear extension. Roof extension involving side and rear dormer windows. Alterations to the front fenestration

Amended:

Demolition of the existing dwelling and erection of a new single storey dwelling with rooms in the roofspace.

This application relates to the demolition and rebuild of a dwelling. Although the resultant building would be of an extended footprint with regard to that which it replaces, it is not possible to extend a building which is no longer in existence. Similarly, the replacement dwelling would be 'as-built' as opposed to extended.

This amendment does not alter the position that the resultant dwelling would be as per that which would have existed had the original dwelling been extended as approved under grant of consent 18/7271/HSE

Further to the above, the following amendments are proposed to the wording of draft proposed Conditions 3, 4 and 5 to reflect the development being a new dwelling as opposed to extensions to an existing dwelling:

Condition 3

As originally drafted:

The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

As amended:

The materials to be used in the external surfaces of the **new dwelling hereby approved** shall match those **approved under grant of consent 18/7271/HSE**

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Condition 4

As originally drafted:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved, facing Nos. 19 and 23 Elmgate Gardens.

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).

As amended:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors,

other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the **new dwelling** hereby approved, facing Nos. 19 and 23 Elmgate Gardens.

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).

Condition 5

As originally drafted:

The roof of the extension hereby permitted 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).

As amended:

The roof of the **new dwelling** hereby permitted 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).

Reference: 19/3863/FUL

Flat 51 Garrison Heights, 55 Henry Darlot Drive, London, NW7 1RF

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Delete Condition 5 from the recommendation

The use of the balcony/terrace hereby permitted shall at all times be ancillary to and used as an amenity space with the main flat and shall not at any time be used as living space.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).