

Addendum

Hendon Area Planning Committee

08 June 2020

Reference: 20/0567/FUL
4 Chronicle Avenue London NW9 4AY
Pages 63 – 70

For the avoidance of doubt, pursuant to Section 4 of the Officer's Assessment, 180no consultation letters were issued, not 192no. This error is a result of how the 12no objections received were recorded on the system.

In addition, the description of development has been revised back to that on the basis of which the original consultation was conducted, namely:

'Sub-division of existing unit into 2 units with new entrance doorway. Internal alterations'

The proposal as submitted included reference to the introduction of an A3 use. However, it had been removed from the description by the time of the consultation. The subsequent amendment to the wording are not considered to have been necessary and – in order to ensure the totality of the works are adequately incorporated – the decision has been made to revert to the description as originally consulted on.

On that basis, for the avoidance of doubt, at Section 3 of the Officer's Assessment (second paragraph of that section) reference to "initial description" is with regard to as submitted, not as eventually registered.

Reference: 20/0567/FUL
4 Brent Green London NW4 2HA
Pages 37 – 62

Section 3 of the Officer's Assessment should be amended to omit mention of a play area – which does not form part of the proposal. The text should be amended as follows:

As Published;

Planning permission is sought for the demolition of the existing building and the erection of a part single, part two and part three storey building plus basement comprising synagogue and ancillary accommodation together with the provision of 8no. car parking spaces, 12no. cycle storage spaces and refuse & recycling facilities and associated hard and soft landscaping .

The structure would be finished in a mix of contrasting modern materials, incorporating a glass interconnecting structure between two clad elements with a maximum height of 9.35 metres.

The building will include a main hall, kindergarten, multi-use social spaces, offices and ancillary facilities and outdoor amenity space (as detailed in the submitted drawings), amounting to

approximately 1299 sqm of useable floorspace. 8no parking spaces would be provided on site along with 12no cycle parking spaces. **A roof terrace with enclosed play area will provide additional amenity space for the kindergarten and attendees to the site** and new site boundary screening will be installed with additional planting proposed.

As Amended;

Planning permission is sought for the demolition of the existing building and the erection of a part single, part two and part three storey building plus basement comprising synagogue and ancillary accommodation together with the provision of 8no. car parking spaces, 12no. cycle storage spaces and refuse & recycling facilities and associated hard and soft landscaping .

The structure would be finished in a mix of contrasting modern materials, incorporating a glass interconnecting structure between two cladded elements with a maximum height of 9.35 metres.

The building will include a main hall, kindergarten, multi-use social spaces, offices and ancillary facilities and outdoor amenity space (as detailed in the submitted drawings), amounting to approximately 1299 sqm of useable floorspace. 8no parking spaces would be provided on site along with 12no cycle parking spaces and new site boundary screening will be installed with additional planting proposed

Reference: 20/1340/HSE

10 Hillside Gardens Edgware HA8 8HE

Pages 9 – 18

Following publication of the Committee Report, the Agent has provided amended plans and clarification with regard to the discrepancies identified in Section 3 of the Officer's Assessment.

The Proposed Front Elevation has been amended to illustrate that the ridge of the existing side extension will indeed be raised to the level of the highest part of the original roof and Proposed Section A-A has also been amended to show the rear dormer would be set down from the that ridge.

The Agent has confirmed that the application has therefore been assessed on the correct basis.

These amendments have been incorporated into the slides which accompany the presentation of the item.

Reference: 20/0375/FUL

38-40 Sydney Grove London NW4 2EH

Pages 19 – 36

By way of clarification, on Page 28 (Paragraph 4), reference to the "addition" of one window at ground floor and one at first floor to the western elevation should read "removal"

In addition, a further Condition (Condition 10) is proposed to be appended to the existing schedule as follows:

Before the development hereby permitted is first occupied, the existing outbuildings to the rear of Nos 38 and 40 Sydney Grove will have been demolished and all constituent elements permanently removed from site in accordance with the development description

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of future occupiers in accordance with Policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012)

For the avoidance of doubt, the petition referred to in Section 4 of the Officer's Assessment dates from 2015 (15/05543/FUL) and was originally submitted pursuant to a previous application. However, it is noted that it explicitly purports to relate to 'any similar future application attempting to introduce purpose-built flats into Sydney Grove'. As such, it has been included, but should be considered within this context.