

Chipping Barnet Area Planning Committee  
10 June 2020

Addendum to Officers Report

**Reference:19/4514/HSE**

**Address: Church End House, 44 Totteridge Village, London, N20 8PR**

Members are advised that post publication of the agenda there was an additional response received from Janet Topping of 26 Farnham Close, London. N20 9PU (formerly of 19 Grange Avenue, N208AA) dated 09/06/2020 as below.

- This building was in place before 1948.
- Concern regarding kitchen, toilet facility included in the plan.
- Concern regarding removal of some trees.
- Concern regarding impact on the character of the Listed building and Conservation area.
- If permission is granted, permission should include Conditions that it could never be sold/let as a separate residence and the building work should be done within the property and lorries, deliveries or machinery should not in any way impact on access or egress to the graveyard or church hall at any time.

Some additional comments received from Robert Newton of 18 Lorian Close, not included in the report can be summarised below:

- The current proposal though similar to the previous application 16/1644/HSE, should be considered afresh.
- Listed Building Consent is required as in his opinion the building was constructed prior to July 1948.
- Alteration to the garage building has been carried out over the years, including roof was renewed at the same time as the Parish Hall was rebuilt in 1962. Brick work was also removed and made good.
- The height, width and bulk of the proposed new building is out of keeping with and would detrimentally impinge on the Totteridge Conservation Area and setting of the refurbished Church Hall.
- Would cause noise and disturbance.
- It would be a stand alone residential unit.
- Will detrimentally affect the trees and setting with proposed removal of T8
- If the Council is minded to approve the application, the applicant should be required to incorporate additional measures in the development to satisfactorily mitigate impacts.
- In the event that the Council is minded to approve the application, the applicant should be required by condition to provide a satisfactory and appropriate Construction Management Plan that safeguards the quiet enjoyment of the church, the church hall, the graveyard and cemetery, accessways and all other church facilities.

Similarly, further comments received from Cllr Cornelius which are not included in the report can also be summarised below:

- Buildings and other structures pre-date July 1948 and are within the curtilage of a listed building.
- The brickwork to the west side and rear is partly in English Bond and English Bond was rarely used during post-war. The window in the west wall has a very detailed brick arch which was not something that would have been done in the post-war period.
- The proposal would substantially increase the height and width of the existing garage.
- Proposed mass, bulk and height would be very overbearing in relation to its setting and proximity to the Grade 2 Listed House.
- The application requires felling of one a TPO tree. Construction works will have an adverse effect on the roots of several trees in close vicinity.
- The current plans show a bathroom with a bath, shower, toilet and wash basin as well a bedroom. The layout confirms that it is a self-contained residential unit. The applicant stated that he needs the accommodation for a disabled son which contradicts what was stated in the previous application.
- No Construction Management Plan is included.

**Reference: 20/1614/HSE**

**Address: 9 Grimsdyke Crescent, Barnet EN5 4AH**

Members are advised that post publication of the agenda there was a mistake noted in the officer report in respect of the height of the single storey rear extension.

On Page 15 Parag 1 - The report states maximum height of 3m with eaves height of 2.5m. This should be corrected to read maximum height of 3.4m to a flat roof with 2.7m eaves height.

The proposed single storey rear extension with a maximum height at 3.4m to a flat roof is considered subordinate and would not result in an overbearing structure and therefore no appreciable adverse impact on neighbouring property at No. 11.

Members are also advised that post publication of the agenda an email was received from the occupiers of 14 Grimsdyke Crescent on 8th June stating that no consultation letter had been received in respect of the current application 20/1132/HSE. This email also summarises their objections to this application.

Planning records show that all neighbouring properties (including 14 Grimsdyke Crescent) were consulted on 12th March 2020 and the deadline for comments was on the 9th April. Following a special request from local resident it was agreed that the deadline for responses would be extended until 16th April.

No record can be found of an objection being received either online or by email from the occupiers of 14 Grimsdyke Crescent.

The objection comments made by the occupiers of 14 Grimsdyke Crescent can be summarised as follows:

- Redevelopment of the garage is out of character with surrounding properties
- Not in keeping with the ambience of the street.
- Building is over imposing and too close to the footway and the road

-overdevelopment of the site.

The comments made by the occupiers of 14 Grimsdyke Crescent are similar to objection comments made by others and as such it is considered that all objector comments have been properly considered as part of the assessment of this application.