

Finchley and Golders Green Area Planning Committee 29th June 2020
Addendum to Officers Report

Agenda Item 6

Pages 11-20:

Ref: 20/0708/HSE

85 Woodlands

Page 17 – Amendment to paragraph 4 of “Whether harm would be caused to the living conditions of neighbouring residents”:

The proposed extensions reduce in depth nearer to the boundary with the neighbouring property at 87 Woodlands. The extensions would protrude 1.5 metres beyond the neighbouring property at first floor and 3 metres at ground floor along this side. Given the relatively minimal protrusion at first floor and the gap of 1 metre between flank walls, officers do not consider that this would result in an unacceptable impact on light or outlook to the neighbouring rear-facing bedroom window. The protrusion of 3 metres at ground floor is in accordance with the depth normally considered acceptable as per the Residential Design Guidance SPD and is considered acceptable. It is considered that the larger protrusion away from the boundary does not have any additional impact on the property at No. 87. ***Officers note that the proposed two-storey side element will reduce the separation between the flank wall of the host property and the neighbouring property at No. 87. There is a window at first-floor level on the side elevation of the neighbouring property facing the host property which serves a bedroom. Given the siting of the window and the existing outlook onto the flank wall of the existing building, the proposed development is not considered to result in an unacceptable loss of light or outlook to this window.*** The proposed elevations indicate that all proposed first-floor side facing windows would be obscured. Again, the recommended condition would ensure these are retained as such, including the side dormer window. Subject to this, officers consider that the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers at 87 Woodlands.

Agenda Item 7

Pages 21-36:

Ref: 19/6494/HSE

38 St Marys Avenue

CONDITION 1 – Amend the plans list to read as follows:

105-A-XX-DR-01-0201 – EXISTING FRONT AND REAR ELEVATION,

105-A-XX-DR-01-0202-EXISTING SIDE ELEVATION,

STM-A-XX-DR-01-0203-01-EXISTING SIDE ELEVATION,

105-A-01-DR-01-0101-FIRST FLOOR PLAN,

105-A-00-DR-01-0100-GROUND FLOOR PLAN,
105-A-02-DR-01-0102-ROOF PLAN,
STM-A-00-DR-05-0100-REV 03-PROPOSED GROUND FLOOR PLAN
STM-A-01-DR-05-0101-REV 04-PROPOSED FIRST FLOOR PLAN
STM-A-02-DR-05-0102-REV 04-PROPOSED LOFT PLAN
STM-A-03-DR-05-0103-REV 04-PROPOSED ROOF PLAN
STM-A-XX-DR-05-0201-REV 04-PROPOSED FRONT & REAR ELEVATION
STM-A-XX-DR-05-0202-REV 04-PROPOSED SIDE ELEVATION
STM-A-XX-DR-05-0203-REV 03-PROPOSED SIDE ELEVATION

Agenda Item 8

Pages 55 - 88

Ref: 20/2208/S73

Al-Murtaza 58 The Bishops Avenue London N2 0BE

Addition representation received:

Since the publication of the committee report, a further combined representation from 2 objecting households has been received. They wish to repeat the reasons previously raised:

- Not to increase the traffic in this narrow road.
- Not to increase the pollution in that road.
- Not to increase the danger to our safety and security.
- Disruption from construction of different individual houses over many years
- The prestige and tranquillity of this road will vanish and the road will transform to a very busy road with lots of ongoing traffic.
- more residents, more families, relatives, friends and visitors will increase the volume of cars traffic and pollution and the privacy and the security of the people who paid so much for the houses to be in that road will be completely ruined and disturbed.

Condition 1 – amend the plans list to include the following:

3250.01 (Proposed Site Access/Egress and Improvements to The Bishops Avenue

Agenda Item 11

Pages: 89 - 96

Ref: 19/5717/HSE

11 Beresford Road

Amended description: "Installation of 4no air conditioning units at the rear of the house on the flat roof (Retrospective)"

CONDITION 1 – Amend the plans list to read as follows:

Site Location Plan
Block/Site Plan

'Roof Plan as Proposed'

'Proposed Elevations' - drawing no. 11-004LT

'Roof Plan as Existing and Proposed' - drawing no. 11-005LT

'Rear elevation and side elevation as proposed'

KP Acoustics Ltd '11 Beresford Road. Planning Compliance Review. Report 20200.PCR.01'

CONDITION 2 – additional plan number added to the condition:

The air con units here by approved shall be removed within 3 months of the date of this permission should the requirement set out in (i) not be met:

i) within three months of the date of this decision the screening of the air con units should implemented as shown on the plan 'Rear and Side Elevation as Proposed and **Plan 11-005LT** using the materials as specified, and shall be permanently retained in accordance with these details thereafter.

Reason: To safeguard the amenities of neighbouring residents, 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).

Page 89 – Condition 4 is omitted