

**Finchley and Golders Green Area Planning Committee 01 September 2020**  
**Addendum to Officers Report**

**Agenda Item: 7**

**Pages: 43-70**

**Reference: 19/5098/FUL**

**Address: 1 Holly Park, N3 3JA**

**Additional condition:**

Before the building hereby permitted is first occupied the proposed window(s) in flats 1 and 2 in the elevation facing 116 Regents Park Road 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 October 2016).

**Agenda Item: 9**

**Pages: 91-122**

**Reference: 20/0299/FUL**

**Address: St Michaels School Nether Street London N12 7NJ**

On Page 106 on the agenda report pack, under the subtitle 'Proposal' it should read "The single storey part of the building would be 6 metres in width. It would be 18.7 metres in *length* along the western elevation" (rather than "*width* along the western elevation").

On Page 116 on the agenda report pack, under the subtitle 'Drainage and flooding', the following should be added:

*Since the publishing of the committee report, the applicant has submitted 'Flood Risk Assessment' revision C dated 20.08.2020' produced by Stephen Wilson Partnership LTD.*

*The Drainage team have reviewed this document and raised no objection in principle, subject to a pre-commencement condition, which has been attached to this recommendation.*

**Conditions:**

Because of the above, condition 2 (approved plans) should be updated to include the revised Flood Risk Assessment - 'Flood Risk Assessment' revision C dated 20.08.2020' produced by Stephen Wilson Partnership LTD.

Upon recommendation by the Drainage team the following condition should be added:

Development shall not begin until the following information has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

## Surface Water Drainage Strategy

1. Assessment of the attenuation storage volume to cope with the 100-year rainfall event plus climate change. MicroDrainage calculation evidence is required.
2. Assessment of drainage system performance in accordance with new Water UK Guidance (see informative 'd')
3. Evidence of Thames Water agreement for discharge to their system at 11.0 l/sec (Note: agreed smaller limited rate of discharge will result in an increase in the proposed attenuation tank volume).
4. Evidence of party(ies) adopting SuDS;
5. SuDS detailed design drawings;
6. SuDS construction phasing.

Reasons: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan (2012), Policies 5.13 and 5.14 of the London Plan (2016), and changes to SuDS planning policy in force as of 6 April 2015 (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).

A condition should also be added stating:

At no time shall the school exceed four form entry.

Reason: To ensure that the proposed development does not exceed the parameters assessed under this application or prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with Policy CS9 of Barnet's Core Strategy DPD (2012) and Policy DM01, DM04 and DM17 of Barnet's Development Management Policies Document DPD (2012)

At the advice of the ecologist, the following condition should also be added:

Prior to the first occupation or use of the development hereby permitted, details of the lighting strategy should be submitted to and approved in writing by the Local Planning Authority. All exterior lighting should follow the guidance of the Bat Conservation Trust.

Reason: To ensure the development would not have a significant adverse effect on protected species and their insect food, in accordance with Policy DM16 of Barnet's Development Management Policies Document DPD (2012) and London Plan Policy 7.19.

Since the publishing of the committee report the Finchley Society Planning Committee has commented via email:

“I have seen the officers’ report on this application, which is going to Committee to-morrow, I hope your, correct, statement that I made a similar comment three times in the name of the Finchley Society is not interpreted as a criticism of the Society. I repeated my comment each time the applicant amended the application. I continued to hope that the applicant would follow good practice and consult the community, either with an exhibition or, as has been shown to work under coronavirus, through Zoom. There would have been ample time for this. I do not doubt that, as the officers’ comment states, the relevant and necessary documentation requested by the Council has been provided, and I acknowledge that the Council has itself consulted properly. I am just sad that the school did not do so, and perhaps the Committee may wish to ask them why they did not.” (sic)

**Agenda Item: 10**

**Pages: 123-126**

**Reference: 20/0399/FUL**

**Address: 55 Christchurch Avenue, N12 0DG**

The conditions on pages 132-133 should be set out on page 123 after Recommendation: Approve subject to conditions.

Add informative: “In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.”