

**Planning Committee A 10 November 2020**

**Addendum to Officers Report**

Pages: 19 to 34

Item 7

Reference: 20/32747/FUL

34 Pulham Avenue, N2 OLR

Delete conditions 7 and 8 (duplicates of 3 and 4).

Delete condition 6 and add as an informative

Additional conditions:

“Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.”

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A of Part 1 of Schedule 2 of that Order shall be carried out within the area hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).”

Pages: 35 to 44

Item 8

Reference: 20/3262/RCU

68 Francklyn Gardens Edgware HA8 8RZ

Page 40 Amendment to 5.2 “Main issues for consideration”:

Delete reference to Watling Estate Conservation Area

Pages: 45 to 54

Item 9

Reference: 20/3857/HSE

49 Francklyn Gardens Edgware HA8 8RU

With regards to Section 4 of the report as published, it summarised the number of objection comments received. For the sake of fairness and transparency, the following paragraphs would summarise both the supporting comments and objection comments as reference:

*“Consultation letters were sent to 12 neighbouring properties. 7no. supporting comments and 1no. objection comments were received throughout the statutory consultation period, and material considerations are summarised as follows:*

*Reasons for supporting the application:*

*-It would fit into character with other houses on the road*

*-It would enhance the street scene*

*-The design is alike to other properties*

*-It is proportionate to the plot*

*Reasons for objection:*

*- it is disproportionately large and dominant*

*- causes overshadowing*

*- the proposed side extension would contravene both the 25 and the 45 degree rules.”*

In addition to the above, it is noted that this application site has applied for a number of planning applications in the past year, following the refusal 20/0913/HSE, which is currently at appeal. These sought permission for certain aspects of the refused scheme:

20/3814/HSE for Single storey front porch extension was approved

20/2693/HSE for Part single part two storey rear and side extension. Conversion of the existing garage into habitable space, insertion of window to replace existing garage door. Single storey front extension was approved

20/2690/192 for a rear dormer window was made lawful

In response to the extensive planning history record, further consideration has also been given to the composition of the conclusion, in light of which it has been determined to recommend amendment to the wording of Section 7 to read as follows:

*Having taken all material considerations into account, it is considered that the proposed development would have an adverse impact on the character and appearance of the application site, the street scene and wider locality. ~~The development is also considered to result in harm to the amenities of No.47 by way of the projection of the proposed single storey rear extension to their nearest habitable room window.~~ This application is therefore recommended for refusal on the basis of impact on character ground.*

