

# **Addendum**

## **Planning Committee B**

### **01 April 2021**

Reference: 20/2392/FUL

Address: 39A-39B Flower Lane London NW7 2JN

Pages: 23 – 42

Condition 6 is amended to read:

a) Notwithstanding the details submitted with the application and otherwise hereby approved, prior to commencement of development, details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented, and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

Condition 7 is amended to read:

Notwithstanding the parking layout site approved with the planning application, prior to the commencement of the development; a detailed parking layout showing 6 spaces shall be submitted to and approved in writing by The Local Planning Authority. Thereafter, the 6 parking spaces shall be used only as agreed and not to be used for any purpose other than the parking and turning of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies CS9 of the Barnet Core Strategy and DM17 of the Development Management Policies.

Reference: 20/6076/RMA

Address: Land at 49 and 51 Beresford Avenue

Pages: 103-124

Late comment was received from Victoria Hawes by email dated 25<sup>th</sup> March 2021.

The comment relates to land ownership issues.

For application 19/5079/OUT (which is the parent outline application for the current Reserved Matters application 20/6076/RMA) the applicant signed Certificate C to acknowledge that part of the site is owned by third parties but the applicant does not know who all of these third parties are. The form states that the applicant had been unable to establish who all of the land owners are by conducting land registry searches and making enquiries with adjacent land owners. The applicant then placed an advert in a local newspaper accordingly in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION.

Victoria Hawes comment states that the applicant should have been able to establish who all of the land owners are and alleges misrepresentation, bias and deception. The email goes on to state that the planning department should have challenged the applicant on the subject of land ownership.

By way of response, it is not the role of the Planning department to investigate land ownership matters. The applicant completed Certificate C on the application form for application 19/5079/OUT as required by the Development Management Procedure Order 2015 and the Planning department had no reason to believe this was a false or inaccurate statement.

A further email was received from the Rt Hon Theresa Villiers MP on 30<sup>th</sup> March 2021 reiterating her objection to the proposal and those of her constituents. These objections have been considered and addressed within the Committee Report. The email also referenced land ownership issues – this matter has also been addressed within the Committee Report.

Reference: 20/1371/RCU

Address: 159 Station Road

Pages: 9-22

After it was brought to the attention of the LPA, the parking survey was made available for public view and has been re-consulted upon for 14 days. The objections that were received as part of this re-consultation have been considered in the drafting of the committee report, alongside the parking survey itself.

Despite being marked as such, it transpired that one further letter of objection was not able to be viewed publicly due to an unidentified IT problem. Nonetheless, this objection comment was considered by the case officer when drafting the committee report, alongside all of the other objections. For the avoidance of doubt, this document has also now been circulated to Members as well as the objector who requested the information.

That objection comes from another local estate agent referring to demand for family housing of three and four bedrooms. However – with regard to the report – the previous lawful use of the property was not as a single family dwelling and as such, this application does not propose a diminution in the housing stock. Whether or not it would be preferable for the site to be brought forward as a single family dwelling is not relevant to the application – which can consider only whether the use as proposed would be acceptable or unacceptable.