

ADDENDUM TO OFFICERS REPORT

Item: 1

Page: 11

Reference: 20/2999/FUL

Address: 24 - 26 Arcadia Avenue, London, N3 2JU

Page 17:

Delete Paragraph 5.2, ii. Whether the proposal provides satisfactory living accommodation for future occupiers.

Amended recommendation should read subject to S106 agreement:

Recommendation 1

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. Contribution of £2,072.55 is required towards the amendment of the Traffic Management Order

Contribution of £15,000 is required towards Travel Plan Monitoring

Monitoring contribution of £103.63

Recommendation 2:

Conditions as set out in the report, plus additional conditions:

Condition 12: *“Within 3 months of occupation a strategic level workplace/commercial Travel Plan that meets the requirements of the Transport for London document ‘Travel planning’ for new development*

in London' and is ATTrBuTE compliant shall be submitted and approved in writing by the Local Planning Authority. This should include the appointment of a Travel Plan Champion. The Travel plan should be reviewed in accordance with Transport for London's 'standardised approach to monitoring'.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012."

Condition 13: *"Before the permitted development is occupied, a servicing management plan including refuse storage and collection arrangements and swept paths of service vehicles entering and existing the site in forward gear shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall only be operated in accordance with the approved servicing management plan.*

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012."

Condition 14: *"The level of noise emitted from the ventilation and extraction and other mechanical plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.*

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012)."

Recommendation 3

That if the above agreement has not been completed by 30/09/2021, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s):

1. The proposed development does not include a formal undertaking to mitigate the highways impacts of the proposed development and it is therefore considered that it would have a detrimental impact on the free flow of traffic and parking provision contrary to policy CS9 of the Adopted Core Strategy DPD (2012) and Policy DM17 of the Adopted Development Management Policies DPD (2012).

Item 2:

Reference: 20/4044/FUL

Address: Trees, Austell Gardens

Design Statement has been amended to reflect that the scheme, as confirmed in writing by the agent, should be considered with two car parking spaces. This has been included within the application documents as supplementary information. The application's Design and Statement has also been revised to reflect this.

The scheme was already predicated on a revised front garden layout being produced post-decision to allow for the proposed site access to meet highway standards and the relevant conditions have been updated to ensure that two off street parking spaces are provided.

As per the committee report, it is considered that the front garden area is able to accommodate two off street parking spaces; refuse storage, soft landscaping (as part of an overall net gain in site biodiversity) and pedestrian access.

Condition 1 – Approved Plans

Covering Letter (dated 01.09.20 and received 02.09.20)

PL01 - Location Plan (received 02.09.20)

PL02 Rev A - Context Plan (received 02.09.20)

PL03 - Existing Floors, Elevations & Site Plan (received 02.09.20)

PL04 Rev D - Proposed Ground Floor and First Floor Plan (received 26.02.21)

PL05 Rev D - Proposed Second Floor and Roof Floor Plan (received 26.02.21)

PL06 Rev D - Proposed Elevations (received 26.02.21)

PL07 Rev D - Proposed Sections Plan (received 26.02.21)

Amended Design and Access Statement - Rev B (dated 26.02.21 and received 26.05.21)

Supplementary Information - Car Parking Spaces (received 26.05.21)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Condition 7 – Hard & Soft Landscaping

Should be amended to read as follows:

a) Notwithstanding the plans hereby approved, a revised scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2012) and the updated London Plan 2021

Condition 11 - Parking Arrangement

Should be amended to read as follows:

Notwithstanding the plans hereby approved, prior to occupation of the development, two off street parking spaces and the access to the car parking spaces from public highway shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the 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 approved development.

Reason

To ensure that adequate and satisfactory provision is made for the parking of vehicles, with the parking space lining up correctly with the vehicle crossover likely to be approved by the Highways Authority, in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

CIL Informative

Should be amended to correct the total CIL requirement as follows:

The CIL informative has been updated to correct the overall amount the scheme is predicted to incur under the Barnet CIL scheme. The revised section is shown below.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £19980 payment under Barnet CIL.

Item: 3

Page: 46

Reference: 21/0713/HSE

Address: 18 Cotswold Gardens, NW2 1QU

Following Informative to be added:

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.

Item: 4

Reference: 20/3704/FUL

Address: 1 & 7 Station Road

The following reason for refusal was added in the event that a legal agreement is not undertaken:

2. The proposed development fails to provide a legal agreement to enable contributions to support local economic development initiatives including but not limited to Employment and Skills training and Business Support within the London Borough of Barnet and therefore would not mitigate the loss of employment space, contrary to Policy DM14 of the Barnet's Development Management Policies DPD (2012) and the Planning Obligations SPD.