

PLANNING COMMITTEE B – 9th November 2021

ADDENDUM TO OFFICERS REPORT

All reports to refer to the updated draft local plan as follows;

“Barnet's Draft Local Plan -Reg 22 - Submission was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission the Local Plan will now undergo an Examination in Public. The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It represents Barnet's draft Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.”

Item: 8

Pages: 37-58

Reference: 21/0625/FUL

Address: Dolphins, Totteridge Green, N20

This application is withdrawn from the Agenda to allow officers to give further consideration to objections received from local residents.

Item: 10

Pages: 101-110

Reference: 21/0701/FUL

Address: Brondesbury Cricket Tennis And Squash Club 5A Harman Drive, London, NW2 2EB

This application is withdrawn from the Agenda due to discrepancies within the plans.

Item 6

Pages 19-36

Reference: 20/4583/FUL

Address: Land Adjacent To 1 And 1A Booth Road

Confirmation that the above item was **approved** subject to the conditions and section 106 at Committee B (Thursday 30th September). Councillor Richer then moved that the item be reported back in order for the conditions and section 106 details to be considered by the Committee. This was unanimously **agreed** by the Committee

Item 9

Pages 59-100

Reference: 20/6320/FUL

Address: Premier House, 112 Station Road

Objection Comment Re: Existing building

The below comment is included at section 4 of the report “Public Consultation” as an objection to the application;

{\i - The proposed building extension design is totally out of keeping with the rest of the building, no complaints have been made about the current structure, the new design looks ugly and would be an eyesore.}

As a point of clarification, whilst this was the view expressed by one objector, which includes a comment that no complaints have been received about the current structure, comment has also been received with regards to the existing Premier House and the detrimental impact it has on the character of Edgware Town Centre. The following statement was also received in submissions objecting to the application;

I wish to strongly object to any increase of the height of Premier House - the unsightly, ugly 1960s modernist office block built in total disregard for the local heritage and suburban setting of Edgware which has blighted our skyline for decades.

Harrow Council Comments – 08.11.2021

The following correspondence has been received from a Conservation Officer at Harrow Council, dated 08th November 2021;

“It has been brought to my attention that the above application is going to committee with a recommendation for approval tomorrow.

A resident in Canons Drive has contacted Harrow Council to state that the existing Premier House is just visible and with the additional stories it would be highly visible from the above heritage assets. Looking at the supporting heritage statement I cannot see that the view further back along Canons Drive has been considered and therefore it seems the impact on Canons Park Conservation Area and grade II listed registered park and garden has not been fully considered.

Canons Drive is the main entrance way to the historic mansion house that forms the centrepiece of these heritage assets. It is the main historic carriage driveway of the 18th century landscaped garden to the Canons Park Estate. A key view with marked up proposals has only been provided right next to the entrance gate piers to Canons Drive rather than further back where this would likely be provided. There is potential that the proposal could harm the setting of the Canons Park Conservation Area and registered Park and Garden if the views further back along Canons Drive are considered.

Also, reviewing the report it seems as though the Gardens Trust have not been consulted.

[Conservation - The Gardens Trust](#) However, they are a statutory consultee for such cases (which impact a grade II listed registered park and garden) and as such must be consulted and given time to respond under national planning legislation prior to a decision being made. Please note that the listed park and garden includes all of Canons Drive. [CANONS PARK, Non Civil Parish - 1001394 | Historic England](#)”

Harrow Council had originally provided comment in relation to the application on 07th May 2021, raising “No Objection” to the proposal. Officers have concluded that given the distance involved to the entrance to Canons Park from the A5, circa 250m, and the greater distance to the historic mansion house and its associated grounds, circa 1000m, it is not considered that this scheme would impact on the setting of the Historic Park and Garden or Conservation Area.

Whilst there is a statutory requirement to consult the Gardens Trust on planning applications which impact a grade II listed registered park and garden, it is considered that this scheme would not impact the setting of Canons Park.

As detailed within the report, Barnet's Heritage Officer concludes "less than substantial harm" in terms of impact on the nearby listed buildings and this is discussed within the planning balance.

Item: 11

Pages: 111-120

Reference: 21/2038/HSE

Address: 5 Carlton Close, London HA8 7PY

Page 114 – Section 4 Public Consultation

Should read

In total 18 No. Responses were received (Including additional comments following re-consultation)

The original consultation included:

4 responses in support of the scheme

8 objections to the scheme.

Comments in support included:

- The proposed roof form is aesthetically pleasing and blends in well with the main house and wider area.
- The proposal carefully balances and improves the symmetry of the architecture of the house while protecting the existing traditional frontage.

The objections can be summarised as follows:

- The applicant site is already much higher than neighbouring properties and the proposal will be overbearing
- The proposal will block natural light to the neighbouring property's side rooms on both the ground and first floor, as well as garden. This will increase electricity bills and effect health and wellbeing.
- The proposal will block views and not blend in with other houses

Following re-consultation on amended plans 6 responses were received which maintained the original comments raised. This included 1 response in Support and 5 objections to the scheme and the suggestion for a small pitched roof at the front followed by a totally flat roof)

Item: 13

Pages: 139-158

Reference: 21/0027/FUL

Address: 21 Farm Avenue London NW2 2BJ

The list of plans as part of condition no. 1 to include the additional plans and documents:

Design and Access Statement

Aboriginal and Planning Integrated Report (30/12/2020)

Tree Constraints Plan B

CGI Photograph

Amend plan Reconciliation plan no 59-P-10 to Reconciliation plan no 59-P-10A