

PLANNING COMMITTEE A – 2nd February 2022

ADDENDUM TO OFFICERS REPORT

Pages: 9-22

Item: 1

Reference: 21/1049/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Following completion of the committee report a further 2 objections were received from neighbouring residents. These were received following a reconsultation to inform the residents of amendments made to the application. The objections raised are consistent with the 'summary of objections' listed in the committee report at section 4. The Officers response is found at section 5.4. The total number of objections is 24no.

Amend last sentence of last paragraph page 12 to read:

A crown roof design would be implemented, measuring an eaves height of 3 metres from natural ground level (2.53m from ground floor level) and a maximum height of 3.53 metres from natural ground level (3m from ground floor level)

Amend paragraph 3 page 13 to read:

The existing front extension facilitates a front porch and canopy. The porch would measure a depth of 1.16 metres from the front wall of the property, a width of 5.5 metres up to the boundary line with No. 34 Rowsley Avenue and a maximum height of 3.3 metres. The projecting canopy element protrudes a further 0.28 metres from the porch (0.1 metres beyond the front wall of No. 34) and expands the entire width thereof.

Amend last paragraph page 16 and first paragraph page 17

Where No. 30 is referred to this should read No. 34 and vice versa.

Amend paragraph 5 page 17 to read:

From the rear of the existing side extension, an additional rear extension would extend 3 metres in depth, 2.47 metres wide, maximum height of 3.53 metres and eave height of 3 metres. This element is similar to the element approved under planning reference number 20/5924/HSE, (although a flat roof was proposed over with a height of 3.5 m) and is considered acceptable on character grounds.

Amend paragraph 6 page 17.

Where No. 30 is referenced replace with No. 34.

Delete first sentence paragraph 3 page 18 to read:

With the additional crown roof element, the overall height of the structure is not considered to unacceptably increase the maximum height of the rear extension relative to the neighbouring residents at No. 34 by reason of the closest element of the extension being of a similar height to that already approved under planning reference number 20/5924/HSE.

Amend sentence 1 of paragraph 3 page 19 to read:

The host dwelling benefits from an existing side extension measuring a height of 3.0 metres, this application proposes a side extension of a similar height (measuring to the front some 3.2 metres), this is considered a marginal increase in height from that which is existing...

Pages: 23-33

Item: 2

Reference: 21/1431/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Following completion of the committee report a further 4 objections were received from neighbouring residents. These were received following a reconsultation to inform the residents of amendments made to the application. The objections raised are consistent with the 'summary of objections' listed in the committee report at section 4. The Officers response is found at section 5.4. The total number of objections is 22no.

Amend last sentence of last paragraph page 26 to read:

A crown roof design would be implemented, measuring an eaves height of 3 metres from natural ground level (2.53m from ground floor level) and a maximum height of 3.53 metres from natural ground level (3m from ground floor level).

Delete paragraph 1 page 27 to read:

This element is noted to be similar to the development refused under planning reference 20/2488/HSE, however the current submission proposes a crown roof which will be angled away from No. 30 and would be slightly lower by some 0.07m, in order to reduce the concerns over neighbouring amenity.

Amend paragraph 2 page 27 to read:

The existing front extension facilitates a front porch and canopy. The porch would measure a depth of 1.16 metres from the front wall of the property, a width of 5.5 metres up to the boundary line with No. 34 Rowsley Avenue and a maximum height of 3.3 metres. The projecting canopy element protrudes a further 0.28 metres from the porch (0.1 metres beyond the front wall of No. 34) and expands the entire width thereof.

Amend the last sentence paragraph 3 page 30

Replace 3.3m with 3.53m from natural ground level.

Amend paragraph 5 page 30

Delete 0.3 m and replace of a similar height.

Replace sentence 3 and 4 paragraph 9 page 30 to read

From the rear of the existing side extension, an additional rear extension would extend 3 metres in depth, be 2.47 metres wide, and have a maximum height of 3.53 metres and eaves height of 3 metres. This element is similar to the element approved under planning reference number 20/5924/HSE, (although a flat roof was proposed over with a height of 3.5 m).

Amend paragraph 1 page 31.

Where No. 30 is referenced replace with No. 34.

Amend sentence 2 and 3 paragraph 5 page 31

Would be set 0.8 metres and replace with would be of a similar height.

Delete 0.3 in sentence 3 and replace with 0.53m in height from the existing extension.

Replace paragraph 6 page 31 to read

With regards to the impact to the neighbouring residents at No.30, the additional massing of 0.53 metres atop the existing extension is not considered to result in a materially harmful the impact to the neighbouring residents by reason of loss of outlook and sense of enclosure and improves upon the relationship previously refused by committee by an amended design with the angled crown top.

Pararagraph 8 page 32

Replace 0.3metres with 0.53 metres

Pages: 12, 13, 22 & 23

Item: 9

Reference: 21/5999/RMA

Address: Land At 49 And 51 Beresford Avenue, N20 0AD

Following completion of the committee report a further 40 objections were received from neighbouring residents. These were received after the consultation period had expired. The objections raised are consistent with the 'summary of objections' listed in the committee report at section 4. The Officers response is found at section 5.4. The total number of objections is 146

Pages: 75-88

Item: 10

Reference: 21/5994/FUL

Address: 18 Cotswold Gardens, NW2 1QU

In 'Planning Policy' section, reference should be to the National Planning Policy Framework approved 20 July 2021

Pages: 89-106

Item: 11

Reference: 21/5834/FUL

Address: 90 The Ridgeway, NW11

Addition to 'Planning History' section

Planning application 21/2636/FUL for "Part single, part two storey front, side and rear extensions and roof extensions including 1no. rear and 1no. side dormer window. Conversion of property into 4no. self-contained flats with associated amenity space, refuse storage, cycle parking and provision of off-street parking spaces" was refused on 23.12.2021 for the following reason:

1. The proposed studio ceiling height would fail to meet the minimum standards, and this together with the size of the unit and its contrived layout would result in a substandard level of living accommodation detrimental to the residential amenity of future occupiers, contrary to Policy D6 of the London Plan (2021) and Policies DM01 and DM02 of Barnet's Local Plan (2012, the Adopted Residential Design Guidance SPD (2016) and Adopted Sustainable Design and Construction SPD (2016).

Pages: 161-174

Item: 14

Reference: 20/4814/FUL

Address: 19 Hale Lane, London NW7 3NU

Delete condition 3 and replace with:

Before the development hereby permitted is first occupied turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2016.

Delete condition 6 and replace with:

a) Before the development hereby permitted is first occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

Add condition 9

Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

Add condition 10

The roof of the rear extension shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Add Informative 2

Standard CIL Informative

Add Informative 3

Standard Street Name and Numbering Informative

Add Informative 4

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

Add Informative 5

If a concrete pump lorry is operated from the public highway, the surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.