

PLANNING COMMITTEE A – 15th MARCH 2022

ADDENDUM TO OFFICERS REPORT

Item: 6

Reference: 21/5116/OUT

Address: Yew Tree Court, Bridge Lane, London

The applicants name for application 21/5116/OUT is **Jeffrey Stein**.

Item: 7

Reference: 21/2106/FUL

Address: 1 Ravenscroft Park, Barnet, EN5 4ND

Section 4.

Members are advised that an additional 4 comments received on the amended plans as below:

- Conservation Area Advisory Committee welcomed removal of the proposed rooflights in the turret, however objected on the dormers
- Comments received from 2 The Avenue stating that no substantial change has been made and therefore their original objection remains
- Comments from Grimsdyke House Ravenscroft Park, stating that, the revised application has addressed some issues with the original plan. However, object to the second-floor rear extension because of impact on character and residential amenity of neighbours
- Comments received from 1 The Avenue High Barnet, stating that the amendments did not address the concerns raised earlier.

Item: 9

Reference: 21/3569/FUL

Address: 11 Summit Close London N14 7NR

Section 4.

Members are advised that post publication of the agenda an additional response was received from a resident in Lincoln Avenue stating that the proposal is different from previous approved scheme under 17/ 7118/FUL and it would have detrimental amenity impact for properties along Lincoln Avenue which lies south of the proposed site.

Section 5.4

In response to the comment received, officers like to point out that the principle of the development has been established in previous approval 17/7118/FUL.

Siting of the proposal has not changed significantly from the previous approved scheme. The proposed basement element remains almost the same. The first-floor element above ground level has been amended to have a flat roof.

The rear of properties along Lincoln Avenue are sited about 35m from the rear of the proposal to the south and the rear of the properties along Mandeville Road are sited about 35 m from the west side of the proposal.

It is noted that in the previous approved scheme 17/7118/FUL, the first-floor element (above ground level) was sited 3.7m to 12.8m from the south side boundary and 7.5 to 10.5m from the west side boundary. In the current proposal the proposed first floor (above ground level) would be sited 7.5m to 15.3m from the south side boundary and 9m to 12m from the west side boundary. Therefore, the proposal would be sited further from the south and west side boundaries than the previous approved scheme and it is not considered to have any additional detrimental impact on neighbouring amenities of properties along Lincoln Avenue and Mandeville Road.

Additional conditions:

17. The roof of the extension hereby permitted 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).

18. a) Prior to the first occupation of the hereby approved development, details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority.

b) The green roof shall be implemented in accordance with the details approved this condition prior to the commencement of the use or first occupation of the development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and the London Plan 2021.

Item: 10

Reference: 22/0067/HSE

Address: 16 Danescroft Gardens, NW4 2ND

Amendment to assessment:

3rd paragraph "The proposed acoustic boundary wall would span across the entire rear boundary and represent a two storey wall with a maximum height of 7 metres behind the main house, reducing to 4.8m to the rear of the single storey part of the house."

Item: 13

Reference: 21/2828/FUL

Address: 2 Hollyview Close London NW4 3SZ

Revised Condition 1 i.e. amended section drawing '052(P)030 (Proposed Section AA)' added:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

052(P)001 (Location Plan)

052(P)021 Rev A (Existing & Proposed Ground Floor Plan)

052(P)022 Rev A (Existing & Proposed First Floor Plan)

052(P)023 Rev A (Existing & Proposed Second Floor Plan)

052(P)024 (Existing & Proposed Roof Plan)

052(P)025 Rev A (Proposed Site Plan)

052(P)030 Rev A (Proposed Section AA)

052(P)041 (Proposed Front Elevation)

052(P)042 (Proposed Rear Elevation)

052(P)043 (Proposed Side Elevation)"