

PLANNING COMMITTEE B – 20TH JULY 2022

ADDENDUM TO OFFICERS REPORT

Pages: 31- 58

Item: 7

Reference: 18/2270/FUL

Address: 1 Ridge Road, NW2

Amendment to description: “Demolition of existing office building and erection of a part two-storey, part-three storey building plus basement consisting of 4no self-contained flats. Associated amenity space and 2no light wells. Provision of cycle and refuse and recycling storage.”

Objections from 4 Sunnyside (who had requested to speak but is unable to):

- Unhappy about additional height at end of short gardens of 2, 4 and 6 Sunnyside. The gardens are just under 11m in length
- The application states the building will be 1.5m taller than the existing but the visualisations make the building look much taller
- Possible instability due to basement given clay soils and sloping land
- Path along the rear of 2, 4 and 6 is not on the application site. Will there be 2 paths?

Pages: Pg 59-78

Item: 8

Reference: 21/6566/FUL

Address: 18 & 20 Russell Gardens London NW11 9NL- 21/6566/FUL Golders Green

Amendments to wording of conditions

Following the publication of the Committee report, the “trigger point” for the conditions have been reconsidered by Officers. As the site is already part occupied in a Class F1 use by Noa Girls, this application is also part retrospective. As such, ‘prior to occupation’ conditions set out within the Committee report have been changed to ‘prior to the first occupation or use of No 18 as Class F1’.

For completeness, the wording of all the conditions are as follows:

1. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Existing drawings: LP-01-Rev P03; EX- 01-Rev P03; EX- 02-Rev P00; EX-03 Rev P00; EX-04-Rev P00; EX-05-Rev 01; PA-01 Rev P03; PA-02-P00
 - Planning Statement by SMB Town Planning Limited (ref: SMB/jb/2020/24) December 2 2021
 - Design and Access Statement by XUL Architecture Rev 02 dated 29 November 2021
 - Alphine Bike Sheds specification by Bikedock Solutions
 - Transport Statement by December 2021 by ttp Consulting Limited.
 - Transport Note from ttp Consulting Limited dated 18th March 2022 (

-Noise Assessment Report dated 29th October 2021 (project no: 2120739) by Sharp Redmore Acoustic Consultants

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).

3. The existing parking spaces and the access to the parking area from public highway shall be retained in accordance with the submitted planning application. Thereafter, the parking spaces shall be used only as agreed and not 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 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.

4. The maximum number of people onsite shall not exceed the proposed 45 staff and no more than the proposed 110 clients per week.

Reason: 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.

5 a) Prior to the first occupation or use of No 18 as Class F1, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation or use of No 18 as Class F1 and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012); CS14 of the Adopted Barnet Core Strategy DPD (2012); and Policies D6 and SI7 of the London Plan 2021.

6 a) Prior to the first occupation or use of No 18 as Class F1, cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

7. a) Prior to the first occupation or use of No 18 as Class F1, a Travel Plan incorporating measures to reduce trips to the site by the private car and encourage non-car modes such as walking, cycling and public transport shall be submitted to and approved by the Local Planning Authority.

The Travel Plan shall include a clear action plan for implementing the measures, and shall be monitored, reviewed, and resubmitted in writing annually, for approval by the local planning authority, in accordance with the targets set out in the Plan and the associated S106 agreement.

b) The measures set out in the Travel Plan approved under this condition shall be implemented and retained until such time as the site is no longer in use or occupied.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012) and Policy DM17 of the Development Management Policies DPD (adopted September 2012).

8. a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, prior to the first occupation or use of No 18 as Class F1, until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the first occupation or use of No 18 as Class F1 and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policies D13 and D14 of the London Plan 2021.

9. (a) Prior to the first occupation or use of No 18 as Class F1, a bespoke Noise Report for Educational and Therapy Use should be carried out by an approved acoustic consultant and submitted to the Local Planning Authority for approval. The report shall assess the noise impacts from the development with regards to its use as an Educational and therapy space. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels; include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations.

(b) The measures approved under this condition shall be implemented in their entirety before (any of the units are occupied/ the use commences) and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed-use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D14 of the London Plan 2021.

10. The development hereby approved shall be solely used and occupied by Noa Girls, and not for any other purposes under Class F1 of the Use Classes Order 1987 (as amended).

Reason: To ensure the use hereby approved for Noa Girls Community is retained onsite.

11. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

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

Additional information

With reference to the existing car parking permits onsite, the applicant has advised the following:

- The parking portal for the Council allows 4no permits per property.
- Noa Girls first applied and received parking permits for No.20 Russell Gardens in January 2015 in the form of visitors permits. The first resident parking permits were applied for and received by Noa Girls in May 2019.
- Noa Girls have 3no active permits for No.20, expiring in August, November, and December 2022, respectively. At the end of 2021 Noa Girls applied for and received 3no parking permits for No.18. These will all expire by the end of October 2022.
- There is also one expired permit on No.20 that has not been renewed and one due to be expires in December for No 18 Russell Gardens.
- Noa Girls currently have 55no single-use visitors' vouchers showing on their account for No.20 and none for No.18.
- Noa Girls also have access to "Essential Service Vouchers for Barnet" which their keyworkers and social workers can use as they travel within Barnet to see girls. This enables them to park in any resident bays within the Borough and are connected to the work that the organisation does rather than its specific location in Russell Gardens.
- All existing permits will expire this year and will not be renewed. The applicant will be required to enter into a Section legal Agreement with the Council, which would restrict staff members and any visitors to the site from applying for residential and visitor permits.

Pages: 113 to 148

Item: 11

Reference: 21/4742/FUL

Address: Yamor House, Golders Green Road, NW11

Applicant is the Agudas Israel Housing Association

Pages: 181-206

Item: 14

Reference: 21/6737/FUL

Address: 686-688 Finchley Road, London, NW11 7NN

Clarifications

Pg 182- Condition 2 should read as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Existing: 1108 -S03; 1108-S06; 1108-S02; 1108-S02; 1108-S05; 1108-S04; 1108-S08; 1108-S08; 1108-S07; 1108-S09; 1108-S10;
 - Proposed: 1108-S11; 1108-AP01-02A; 1108-AP01-03A; 1108-AP01-04A; 1108-AP01-05A; 1108-AP01-06A; 1108-AP01-07A; 1108-AP01-01A
 - Supplementary Transport Statement by CM Veasey dated July 2022

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).

- Pg 194, 14 objections were received on the original public consultation.
- Pg 200- Change **from** *“Residents at no’s 690-694 Finchley Road (north of the site) would experience overlooking to their rear gardens as a result of the proposed extensions”* **to:** *“Residents at no’s 690-694 Finchley Road (north of the site) would not experience overlooking to their rear gardens as a result of the proposed extensions”*
- PG 202- Change from: *“The minimum requirement for private amenity space for flats A, C & D would be 45 sqm in total”* **to:** *“The minimum requirement for private amenity space for flats A, C & D would be 40 sqm in total”*.

Additional information

Parking Survey

The applicant has conducted a survey of night-time on street parking in the area surrounding the site between 12-30am -6.30am over 2 nights. The area covered by the Parking Survey includes all public highways with approximately 200 metres walk distance of the proposed development site. The survey has demonstrated that parking pressure at night is low with some vacant, unobstructive kerbside parking spaces available within a short walk of the site, including in the western part of Corringham Road. Officers have reviewed the survey and are satisfied that the proposed development would not have a detrimental impact on the local highway.