

PLANNING COMMITTEE A – 1st September 2022

ADDENDUM TO OFFICERS REPORT

Item No: 3

Reference: 21/6677/FUL

Address: Land Rear Of 36 Park Road Barnet EN5 5SQ

The application is recommended for approval subject to a S106 agreement restricting future residents from obtaining on-street car parking permits. This means that any overspill of potential off-street car parking will not affect surrounding streets. RECOMMENDATION III includes a caveat that should the agreement not be submitted by 1st September 2022, then the Service Director for Planning and Building Control may REFUSE the application under delegated powers. Due to the passage of time, this date is no longer relevant and should read 1st December 2022, being 3 months after the decision date

The agent has been updated.

Item No: 9

Reference: 21/2602/FUL

Address: Land Rear Of The Bobath Centre, 250 East End Road, London, N2 8AU

Since the publication of the officer's report, condition 1 is amended to read as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawings: A01 Rev A; A10 Rev A; A80 Rev A; A81 Rev A; A100 Rev E; A101 Rev A; A102 Rev A; A103 Rev B; A104 Rev B; A150; A151 Rev A; A152 Rev B; A153; GA301 Rev 01; GA302 Rev 01; GA303 Rev 01; GA304 Rev 01; 8338-PL-X-GA-101 Rev 01; 8338-PL-X-GA-102 Rev 01; A108338-PL-X-GA-103 Rev 01; 8338-PL-X-GA-104 Rev 01; 8338-PL-RL-GA-100-UGF, A190 Rev B, A200 Rev B, A201 Rev B
Arbtech TPP 01 (Tree Protection Plan).
Arbtech AIA 01 (Arboricultural Impact Assessment).
Arboricultural Method Statement, Arbtech, May 2021.
Drainage and Foul Sewerage Statement (ref 20206 rev03), Manhire Associates, April 2021.
Utilities Assessment (ref 10885-WDA-ZZ-ZZ-RP-U-0001 rev02), Whitecode Design Associates, May 2021.
Energy and Sustainability Statement (ref 10885-WDA-00-ZZ-RP-SS-0-0000 rev3), Whitecode Design Associates, April 2021.
Transport Statement (including Travel Plan), TPP, April 2021.
London Sustainable Drainage Proforma.
Landscape and Public Realm Strategy (ref 8338-DAS-001), Spacehub, May 2021.
PHASE 1 GEO-ENVIRONMENTAL DESK STUDY AND PRELIMINARY RISK ASSESSMENT (ref 2775/Rpt 1v3), Brown 2 Green Associates, April 2021.
Design and Access Statement, dMFK April 2021; Design and Access Statement - Addendum June 2022 (uploaded 15th July); Daylight, Sunlight and Overshadowing Report (rev1), Avison Young, May 2021.

Air Quality Neutral Assessment (ref EER19_AQNA revA), Aeolus Air Quality Consulting, April 2021.

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).

For clarity, the site sections (drawing nos. A190 Rev B, A200 Rev B, A201 Rev B) have been amended.

Item no: 6

Reference: 21/6385/S73

Address: Development Site North Of Park House At Former 12 - 18 High Road London N2 9PJ

The application was presented to Committee Members on 8th June for the “*variation of Condition 1 (Approved Plans) of planning permission reference 18/5822/FUL dated 17/06/2020 for 'Demolition of existing buildings and construction of two 4-storey buildings (plus basement) providing 24no self-contained flats and (Class B1a) office space with associated refuse and recycling storage, cycle storage, 2no off-street parking spaces and amenity space' Amendments include correction to the line of the boundary wall and introduction of 2no. angled windows on the 1st floor central section of the eastern elevation and corrections to the neighbouring buildings to the north and east of the site*”.

This application was deferred by Members to enable residents to confirm the measurements provided on the applicant’s drawings (as presented in the PowerPoint presentation at the committee meeting) were accurate. This measurements related to:

1. The distance between block B and the boundary wall, which is partially shared with residents at no’s 5-13 Ingham Road. This boundary wall backs onto their rear gardens.
2. The distance between rear windows on the upper floors on Block B and all rear windows at no’s 5-13 Ingham Road.

In the interim three months the residents have commissioned and conducted their own independent survey. However, the results have not been report to the Local Planning Authority. Consequently, no evidence (including survey drawings) has been provided to substantiate their dispute in respect of the accuracy on the submitted plans.

As such, and in view of site visits previously conducted by officers of the Council on this matter, the recommendation remains for approval on the basis of the submitted drawings – as presented to Committee Members on 8th June together with the amendments in the corresponding Addendum as follows:

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

- A001 Rev P2; Site Plan
- P-A002 Rev P2 Overlaid drawing
- P-A101 Rev. P1; Proposed lower ground floor plan
- P-A102-1 Rev P1 Proposed ground floor plan
- P-A103-1 Rev P2 Proposed first floor plan

- *P-A104 Rev. P1; Proposed Second floor*
- *P-A105-1 Rev. P1; Proposed third floor*
- *A106 Rev. P1; Proposed roof plan*
- *P-A204 Rev. P1; Existing and proposed east elevations*
- *P-A202 Rev. P1; Existing and proposed south elevations*
- *P-A201 Rev. P1; Existing and proposed north elevations*
- *P-A301 Rev. P1; Proposed South section*

- *Cover letter by Peacock and Smith dated 6 December 2021*
- *Sustainable Urban Drainage Strategy Prepared by jms Civil & Structural Consulting Engineers. 12-18 High Road, East Finchley, London. JMS Project Reference: EX2011907 Rev B*
- *Thames Water: Notice of consent to connect to a public sewer/public lateral drain (letter dated 17 February o Accommodation schedule dated September 2019*
- *Transport Assessment produced by Trace Design Consultants dated July 2019*
- *Framework Travel Plan produced by Trace Design Consultants Limited dated July 2019*
- *Design and Access Statement-September 2019*
- *Planning Statement produced by GL Hearn dated October 2018*
- *Heritage Appraisal of the existing building onsite by Martin O' Rourke consultants dated April 2017*
- *Environmental Sustainability Statement by Aecom dated 28.10.2019*
- *Construction Management Plan by Trace Design Limited dated August 2018*
- *Daylight and Sunlight Assessment by GLA Hearn dated 13 November 2018*
- *Utilities Assessment by Building Services Solutions dated 6 February 2019*
- *Ventilation Strategy by Building Services Solutions dated 6 February 2019*
- *Drainage Strategy drawing no: 200 Rev A*
- *Waste & Recycling Schedule by Award Design Limited dated 11 March 2019*
- *Financial Viability Report by GL Hearn dated 20 December 2018*
- *Planning Statement by o Refuse and Recycling schedule*
- *Air Quality Assessment by Air Quality Consultants Limited dated March 2016*
- *Tree Impact Assessment and Method Statement by Bartlett Consulting dated July 2018, including Tree site constraints plan (reference no: JL/R180176R/sh dated 12 July 2018 & Tree Protection Plan (reference no: JLR180176R/sh dated 12 July 2018).*
- *Planning Statement dated November 2018 o Environmental Noise Report by HRS Services Limited (ref: 128187-AC-2v1 dated 13/03/2018*
- *Environmental Sustainability Report by AECOM dated October 2019*
- *Document entitled "Carbon emission modelling" by AECOM dated June 2016*
- *Energy assumption information sheet by L16 Design dated 25.07.201*
- *Masonry Cavity wall insulation details (version 1.0)*
- *Regulations compliance report by Stroma - version 1.0.4.8 dated July 25 2017*
- *Storm sewer design details (existing and proposed), by Micro Drainage Consultants dated 16.06.2019*
- *Foul sewer design details (existing and proposed) by Micro Drainage Consultants dated 16.06.2019*
- *Greenfield run off rates by Micro Drainage Consults dated 19.06.2019*

Reason: For the avoidance of doubt and in the interests of proper planning and 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).