

PLANNING COMMITTEE A – 26 October 2022

ADDENDUM TO OFFICERS REPORT

Item NO: 5
Reference: 20/5206/FUL
Address: 101 Sunny Gardens Road NW4 1SH

Amendment to section of planning officers report

Section 3 – **Proposal** - should be changed to:

‘To the side of the property, it is proposed to create an enclosed vehicle accessway at ground floor. At the upper floors, the building will extend over the access way up to the boundary with no. 95. At the boundary, the building would have a height of 9.9 metres with a maximum height of 11.28 metres to the centre of the roof – all as approved. The existing building will remain at approximately 8.1m to the eaves and 8.85m to the top of the roof.’

And

Section 5.3 - **Assessment of proposals (Where harm would be caused to the amenity of neighbouring occupiers)** - should be changed to:

‘The proposed enclosed vehicle accessway at ground floor would be situated to the side of the building. At the upper floors, the building will extend over the access way up to the boundary with no. 95. At the boundary, the building would have a height of 9.9 metres with a maximum height of 11.28 metres to the centre of the roof, as approved.’

Agenda Item 10.

Reference: 22/2398/FUL

Site at 320-322 Watford Way London NW4 4UY

Pages 129-151

Clarifications/corrections

Pages 129-139 the correct proposed description of development is the: “Conversion of the existing property into a large HMO of 17no rooms, including two storey side extension, single storey rear extension and alterations to the roof including raising height of crown roof, 3 no. rear dormers and 2 side dormers (one on each flank elevation) with rooflights to front roofslope. Associated amenity space, refuse storage, cycle storage and off-street parking”.

Pg 139- Change from “All units 17 will be provided with a single bed” to “All 17 bedrooms will be provided with a single bed”.

Pg 138: Under public consultation section, change from “4 letters of objections received” to “5 letters of objection were received”.

Pg 141- Change from “Letter from two Estate Agent highlighting the current demand for HMOs in the area surrounding the application site” to “Letter from one agent highlighting the current demand for HMOs in the surrounding area.

Pg 141- Delete the following text as it is incorrect and therefore not relevant to the assessment of this planning application-

“The loss of the 5-bedroom unit is therefore acceptable. Furthermore, the proposal would provide a suitable mix of housing including a 3-bedroom medium priority unit and contribute positively towards the housing stock” (omit).

Pg 143 Change from “Officers are of the opinion that the proposed extension is subordinate in scale when compared to the main dwelling, and would appear and prominent or obtrusive element”

To “Officers are of the opinion that the proposed extension is subordinate in scale when compared to the main dwelling and would NOT appear as a prominent or obtrusive element/addition to the existing building”.

Agenda Item 2.

Reference: 21/5499/FUL

Address: 51 Brent View Road, London, NW9 7EJ

Additional condition:

a) Details of the proposed fence shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

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

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.