

**PLANNING COMMITTEE B – 15<sup>TH</sup> NOVEMBER 2022**

**ADDENDUM TO OFFICERS REPORT**

**Pages: 11-25**

**Item: 6**

**Reference: 22/2161/HSE**

**Address: 46 West Hill Way, N20 8QS**

Amend condition 6 to read as follows: -

Before the building hereby permitted is first occupied the proposed window(s) in the side elevations facing No 48 and 44 West Hill Way shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

**Pages: 27-50**

**Item: 7**

**Reference: 22/0307/FUL**

**Address: 41 Wentworth Avenue, London, N3 1YN**

Consultation comments from Transport for London confirmed that there is no in-principle objection to the development, subject to the following condition:

“The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority which:

- Provide details of foundations, basement and ground floor structures, or for any other structures below ground level (temporary and permanent)

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and ‘Land for Industry and Transport’ Supplementary Planning Guidance 2012.

*This response is made as Railway Infrastructure Manager under the “Town and Country Planning (Development Management Procedure) Order 2015”. It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities*

The case officer advised the consultee that the works have commenced and are significantly underway and they replied confirming that the condition remains valid.

**Pages: 51-58**

**Item: 8**

**Reference: 22/2324/HSE**

**Address: 40 Lovegrove Way, London, N20 0EU**

#### **Additional public consultation**

The speakers were informed of the amended plans which included:

- A reduction in depth to 3 metres.

1 additional response was received following this re-consultation, summarised below:

- Covenants by the Transferee – approval from Taylor Wimpey UK Limited to build the extension. This is a private matter and not a planning matter.

**Pages: 59-76**

**Item: 9**

**Reference: 22/0425/FUL**

**Address: 147 Cheviot Gardens London NW2 1QB**

#### **Additional public consultation**

An additional public consultation was undertaken due to the receipt of amended plans. The amended plans included:

- Removal of first floor rear extension
- Amendment to two storey side extension roof pitch
- Alterations to upper floor flat layout

0 additional responses were received following this re-consultation.

**Pages: 77-90**

**Item: 10**

**Reference: 22/2121/FUL**

**Address: Greengate Stables, Mays Lane, Barnet, EN5 2AQ**

#### **Amendments to the Officer Delegated Report**

##### **Section 4 - Consultation sub-section Internal Consultees – Ecology**

The ecology comments within Section '4. Consultation' sub-section 'Internal Consultees' erroneously refers to comments received from the ecologist in relation to an approved scheme (22/1747/FUL) on the same site that are not wholly applicable to the subject proposal. The text in this section of the report is to be fully replaced with the following as further provided by the Councils Ecologist:

*'Given the nature and scale of the development for temporary buildings on existing hardstanding, this proposal would not likely result in an adverse impact to protected and notable species or overall biodiversity provided that the proposed works, storage of materials, vehicles and tools are restricted to the existing hardstanding. Measures to avoid damage to natural vegetation could be contained within any Construction Management Plan in the event of approval. The applicant should also be*

*mindful of the presence of habitats and potential for protected and notable species including nesting birds, reptiles, badgers and bats within the wider site boundary contains part of the Totteridge Filed and Highwood hill SINC. An informative to this effect can be applied in the event of an approval.'*

**Pages: 103-124**

**Item: 12**

**Reference: 22/0932/FUL**

**Address: 67 Westbury Road, N12 7PB**

Add reason for condition 15:

“Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G6 of the London Plan 2021.

**Pages: 155 - 192**

**Item: 15**

**Reference: 22/3385/FUL**

**Address: Dolman Close London N3 2EX**

The following condition is added:

No development (other than site demolition and site preparation works) shall take place until a Surface Water Drainage Strategy for the development have been submitted to and approved in writing by London Borough of Barnet planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Reasons: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan.

Within the penultimate paragraph of Section 7: Conclusion, the word ‘*public*’ should be replaced with ‘*Planning*’. The paragraph should read:

“Taking into account the above benefits, Officers give significant weight towards the high provision of affordable housing and it is considered that the package of **planning** benefits are of importance and attract positive wight in the decision-making process.