

**PLANNING COMMITTEE B – 23<sup>rd</sup> JANUARY 2023**

**ADDENDUM TO OFFICERS REPORT**

**Pages: 11-32**

**Item: 7**

**Reference: 22/1437/OUT**

**Address: Peaberry Court, NW4 4JE**

Page 18 – Recommendation III. Amend date to 30<sup>th</sup> April 2023

In planning policy section, refer to emerging Local Plan:

“Barnet's Draft Local Plan on 26<sup>th</sup> November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

The Regulation 22 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.”

**Pages: 57-70**

**Item: 9**

**Reference: 22/2889/FUL**

**Address: 319 Watford Way London NW7 4TG**

**Additional condition to officer recommendation section**

The following condition is added as point 14 in order to secure suitable soft and hard landscaping across the site:

*“a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.*

*b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.*

*c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.*

*Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and G7 of the London Plan 2021.”*

**Pages: 71-92**

**Item: 10**

**Reference: 22/2716/FUL**

**Address: Former site of Public Conveniences, junction at Great North Road, Station Road, EN5 1ET**

Clarification

Pg 80: Change from “The site is located within Oakleigh ward to “The site is located within Barnet Vale ward”.

**Pages: 93-132**

**Item 11**

**Reference: 22/3316/FUL**

**Address: 1 Albert Road, EN4 9SH**

Clarification

Amend Condition 32 (set out on page 103) to remove reference to a noise assessment to the “rooftop communal and a play area” as there is no rooftop communal or play area proposed as part of this planning application. There is no requirement to do so as all residential units provide policy compliant private amenity space.

As such, Correct wording of condition 32 reads as follows:

*32.a) No development other than demolition works shall take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise from both Public House directly to the north and south of the site on the development, and measures to be implemented to address its findings has been submitted to and approved in writing by the Local Planning Authority. The report shall 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 content and recommendations*

*b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.*

*Reason: To ensure that the amenities of occupiers are not compromised from undue noise disturbance in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 20132), the Sustainable Design and Construction SPD (adopted April 2016) and Policy D14 of the London Plan 2021.*

Delete the following sentence on page 129 of the report:

“Roof top Communal amenity space/integrated child play area- The location and quality of the proposed communal rooftop amenity space is considered acceptable, functional, and usable as

discussed within the report. It is increasingly accepted and commonplace for flatted developments for locate communal amenity space/ and or child play area (particularly for 0-11 age cohort) at roof top level across London”.

Amend the following sentence on page 130 of the report from: On balance, the overall provision of private amenity and communal amenity space is acceptable onsite”, to “ the overall provision for private amenity space meets and, in some instances, exceeds policy requirement. On noted previously, there is no planning policy requirement for Communal amenity space onsite.

**Pages: 133-150**

**Item:12**

**Reference: 22/4491/FUL**

**Address: 27 Ashley Walk**

**London**

**NW7 1DU**

Update to Planning History section. Report states;

Reference: 22/5387/PNV

Address: 27 Ashley Walk, London, NW7 1DU

Decision: Pending Consideration

Decision Date: N/A

Description: Additional storey at first floor level to provide 1no. self-contained flat

This should be updated to;

Reference: 22/5387/PNV

Address: 27 Ashley Walk, London, NW7 1DU

Decision: Prior approval required and refused.

Decision Date: 16.12.2022

Description: Additional storey at first floor level to provide 1no. self-contained flat

Reasons for Refusal;

1.Prior Approval is refused by virtue of Part 20, Class AD, Paras AA.2(1)(g) and B(15)(b) as the proposed development, would result in the loss of a dwelling to flats in a road characterised by houses and consequently would harmfully increase noise and disturbance by virtue of increased coming and going and associated general activity and result in an over-intensive use that will have an adverse effect on amenity, contribute towards change in the function and character of the street and be out of character with the established pattern of development, contrary to Paragraph 130(f) of the National Planning Policy Framework (2021), Policies D3 and D14 of the London Plan (2021), Policies CS1 and CS5 of the LB Barnet: Core Strategy (2012), Policies DM01, DM02 and DM04 of the LB Barnet: Development Management Policies DPD (2012), the LB Barnet: Sustainable Design and Construction SPD (2016) and the LB Barnet: Residential Design Guidance SPD (2016)

2. Prior Approval is refused by virtue of Part 20, Class AD, Paras AA.2(1)(g) and B(15)(b) as the proposed development, by reason of its scale, height, design and siting, would have an imposing and overbearing impact, leading to an unacceptable loss of outlook, and increased sense of enclosure to the neighbouring property at No 84 Oakhampton Road, to the detriment of the residential amenities of these neighbouring occupiers contrary to Paragraph 130(f) of the National Planning Policy Framework (2021), Policy D3 of the London Plan (2021), Policies CS1 and CS5 of the LB Barnet: Core

Strategy (2012), Policy DM01 of the LB Barnet: Development Management Policies DPD (2012), the LB Barnet: Sustainable Design and Construction SPD (2016) and the LB Barnet: Residential Design Guidance SPD (2016)

Also reference to previous refusal in the report (as below) should read reference number 22/0671/FUL not 22/4491/FUL as stated

Reference: 22/4491/FUL

Address: 27 Ashley Walk, London, NW7 1DU

Decision: Refused

Decision Date: 02.08.2022

Description: Demolition of existing dwelling. Erection of a three-storey dwelling containing 3no self-contained flats. Associated amenity space, refuse/recycling, and cycle store