

ADDENDUM

PLANNING COMMITTEE A

10th JULY 2023

Agenda Item: 6

Reference: 23/1082/FUL

Site Address: Barnet Elizabethans Rugby Football Club; Byng Road; Barnet; EN5 4NP

Pages: Pg 11-44

Clarifications

Pg 11- The published description of Development includes “*creation of three full size pitches*” which is incorrect, as the proposed is to replay and improve the existing pitches. As such, the revised description of development is as follows:

“Demolition of existing clubhouse and redevelopment of the site to provide two storey building for Use Class F2(c) floorspace, comprising of changing rooms and equipment store at ground floor level and function room at first floor level; relaying and improvements to existing pitches; new car park, landscaping improvements, new lighting and associated works”.

Pg 12- the reason for refusal no 2 should read as follows:

2. The proposal development would have harmful impact on the health and setting of two x no trees, which form part of a row of 9 x no oak trees Protected by Tree Preservation Orders, and health of 2 x no of these trees located at the northern edge of the playing fields of Christ Church CE Primary School & Nursery (as shown as Tree no's T1 & T8 on drawing no number 002 Rev C - in appendix within the Arboricultural Impact Assessment), contrary to Chapter 15 of the National Planning Policy Framework (2021); policies G2, G7 of the London Plan (2021) and policies DM01 and DM15 of the Local Plan which seeks to protect established trees which provides significant visual amenity and value to the Greenbelt.

Pg 12- the reason for refusal no 3 should read as follows:

3. The proposed external lighting to the pitches, including the 15 metre high thorn lighting champion column mounted sport pitch flood lights, would result in extensive light spill, to the detriment of the existing and continued presence of bat pollution on nearby trees and woodland, particularly during roosting reason contrary to the NPPS (2021); policies G6 of the London Plan; DM01 and DM18 of the Local Plan (2012) which seek to conserve and protect priority species and habitats.

Pg 23 – change from “DM11 and CS7 of the Local Plan (2021) to London Plan (2012)

Pg 35- change from DM01 of the Local Plan to DM01 of the Local Plan

Additional information

The separation distance between the proposed Clubhouse and the nearest existing house is approximately 123.7metres.

Public Consultation

Barnet Residents Association (BRA) object on the grounds that:

- The applicant did not engage with BRA at pre application stage.
- The existing fields also offer community leisure opportunities to walkers, dog walkers, joggers, allotment holders, picnickers and so on. It is also the area used by the Barnet Mediaeval Festival Committee for their annual commemoration of the Battle of Barnet. The proposal may prohibit the use of the Fields to the aforementioned users.
- The proposed clubhouse and variations to their operation would introduce significant constraints on other leisure uses of this area.

(Officers comment: The applicant has submitted a Statement of Community Involvement with the full planning application. It advises that a Public Consultation event took place on 10 September 2022 (pre submission of the full planning application). The applicants Statement of Community Involvement states that 2, 044 consultation letters were sent to local residents in advance of the meeting; local politicians; community groups and relevant bodies.

On 21 June 2023, the applicant met with Barnet Medieval Festival Society; Barnet Society; Environment Centre; and BERFC Committee member & Volunteers.

Officers agree that the applicant should have engaged with Barnet Residents Association prior to the submission of the full planning application, although there was no statutory requirement for the applicant to do so. The proposal would continue to provide pedestrian access to the site. The Barnet Residents Association have not explained or provided any evidence to suggest their contention that the proposal would introduce “*significant constraints*” on other leisure uses of this area).

Agenda Item: 7

Reference: 22/5644/FUL

Site Address: Land Opposite 17 Hampton Close, N11 3PR

Pages: 45-68

Further to publication of the committee report, an amendment to the existing site plan outlining no. 17 Hampton Close, opposite the application site, in blue has been submitted to show other ownership of the applicant. This is additional information but does not make a material difference to the application. In addition, the revision letters have been corrected to the other plans, and the design and access statement has been added. As such, an amendment to wording of condition 1 (Approved Plans) has been made:

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

Proposed Os Map/ Location Plan PR-L001 Rev H

Proposed Basement Floor PR-P001 Rev H

Proposed Ground Floor PR-P002 Rev H

Proposed First Floor PR-P003 Rev H

Proposed Roof Plan PR-P004 Rev H

Proposed Front/Rear Elevations Rev H

Proposed Side Elevations PR-E002 Rev H

Proposed Section 1 PR-S001 Rev H
Proposed Perspective Views PR-PE001 Rev H
Proposed Street Views PR-PE002 Rev H
Proposed Street Scene PR-E003 Rev H
Existing Os Map/ Location Plan EX-L001 Rev A
Existing Ground Floor EX-P001
Existing Perspective Views EX-PE001
Swept Path drawings PR-P005 Rev E
Design & Access Heritage Statement dated 06/2023

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).

Further to the publication of the committee report, members raised that electric vehicle charging infrastructure should be provided as part of the proposal. Therefore, Condition 19 (Electric Vehicle Charging) has been attached to the decision:

a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include provision for the proposed 1no car parking space to be provided with either active Electric Vehicle Charging facilities or passive Electric Vehicle Charging facilities.

b) The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy T6.1 of the London Plan 2021

In addition to this, as set out in the report, a third round of consultation was sent out, which ended on the 4th of July. No further comments have been received.

Agenda Item: 8

Reference: 23/0319/RCU

Site Address: 64a Parkhurst Road, LONDON, N11 3EL

Pages: 69-76

Further to the publication of the report it has been confirmed that the application is proceeding on the basis of the Revision A plans and elevations – seeking to retain the outbuilding as it currently stands (notwithstanding the proposed conditions).

As such, Condition 1 (Approved Plans) is proposed to be revised as follows:

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

1432/11 Rev #

1432/12 Rev #

1432/13 Rev A

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)

In addition to this, Condition 3 (Materials/Finish) is proposed to be amended to ensure a proper finish to the side elevations in addition to that of the rear:

*a) Within three months of the date of this permission, the **block work on the rear and side walls** of the outbuilding hereby approved shall be finished by way of the application of further render and paint.*

b) The outbuilding hereby approved shall be demolished within three months of the date of the failure to comply with the obligation under Part a) of this condition

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012)

Notwithstanding the wording in the appraisal at Section 5.3 of the report, whilst the previously proposed reduction in the height of the canopy section to the front would have in one respect reduced the impact, it would have given rise to a discordant step in the elevation, as well as an incongruously protruding chimney detail. As such, it is not considered that the proposed amendments would have been necessary to make the proposal acceptable in planning terms and the recommendation remains to approve.

Agenda Item: 9

Reference: 23/1847/HSE

Site Address: 170 Holders Hill Road NW7 1LU

Pages: 77-90

Further to the publication of the report it has been confirmed that the application is proceeding on the basis of the Revision B plans and elevations – correcting the existing flank elevations which feature no windows (notwithstanding the proposed conditions).

As such, Condition 1 (Approved Plans) is proposed to be revised as follows:

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

- PL170 - 4 - 101 Rev B (Existing and Proposed Ground Floor Plan)
- PL170 - 4 - 102 Rev B (Existing and Proposed First Floor Plan)
- PL170 - 4 – 103 Rev B (Existing and Proposed Loft Floor Plan)

- PL170 - 4 - 104 Rev B (Existing and Proposed Roof Plans)
- PL170 - 4 - 105 Rev B (Existing and Proposed Front Elevation)
- PL170 - 4 - 106 Rev B (Existing and Proposed Side Elevation)
- PL170 - 4 - 107 Rev B (Existing and Proposed Rear Elevation)
- PL170 - 4 - 108 Rev B (Existing and Proposed Side Elevation)

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).