

ADDENDUM

PLANNING COMMITTEE A

6TH SEPTEMBER 2023

Agenda Item: 5

Reference: 22/1976/FUL

Site Address: 1 Hocroft Walk London NW2 2LT

Pages: 9-40

For clarification purposes reference is made below to the aims and objectives of London Plan policy SI2 (Minimising greenhouse gas emissions).

The policy seeks to ensure that Major development achieves net zero carbon emissions. This application does not constitute major development. In such cases, supporting policy text at para.9.2.3 states that to reduce carbon emissions *'Boroughs should ensure that all developments maximise opportunities for on-site electricity and heat production from solar technologies (photovoltaic and thermal) and use innovative building materials and smart technologies'*. Para 9.2.7 states that *'Developments are expected to achieve carbon reductions beyond Part L from energy efficiency measures alone to reduce energy demand as far as possible. Residential development should achieve 10 per cent'*

To accord with the policy objective the following condition (7) has been imposed.

Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policy SI2 of the London Plan 2021.

The London plan policy does not specifically specify how the 10% improvement is to be achieved on site but as set out in the supporting text, on-site electricity and heat production from solar technologies (photovoltaic and thermal) and use of innovative building materials and smart technologies are strongly encouraged (para9.2.3).

Agenda Item: 8

Reference: 23/1417/HSE

Site Address: 31 Northfield Road, Barnet, EN4 9DN

Pages: 51-60

Further to publication of the committee report, an update to one of the objections has been received and is reported below:

Since the work has finished, some of my original concerns have abated. I have my updates to the objections included in the Council report, as listed below. If you can kindly forward my comments (*in italics*) below to the Committee:

- labour don't adhere to standards: - *I cannot comment on this, the Council will have the expertise*
- blocking light - *Contrary to my original concern, the light into my upstairs hall and garden have not been impacted as much as I feared. As such I withdraw this objection item.*
- Destroy views - *There has been a reduction in view from my upstairs windows, and from the garden. However, it is tolerable.*
- Loss of privacy - *As the windows on the upper floor of 31 Northfield road facing my window have been made opaque, I withdraw this concern.*
- Construction noise - *Yes there was a lot of noise and disruption, as I work from home. This has now been completed so no longer an issue.*
- Outbuilding - *No comment, it is for the Council to decide if this is within permitted development.*
- Value of my home - *This has proved not to be an issue, and my house has received good valuation. I therefore withdraw this objection.*
- will become a terraced house - *This is something to consider for the future, where the Council allows such developments.*
- Block sunlight - *See comment above for 'blocking light'*
- Noise and dust - *Yes there was a lot of noise and dust but that has now been completed.*
- Impact on my driveway and parking - *This was not one of my objections, unclear why this is stated in the report. The only issue was the brick wall my neighbours built between our driveways. The bricks were not started from ground level on my side (as my house is lower down), but started from the top of their concrete, leaving my side with an unfinished and unsightly base, and the imprinted numbers showing on the bricks. I asked if they could at least render the wall to cover this, but they refused. I had to paint the bottom of the wall to cover the messy concrete at the base, but it still doesn't look right.*
- Out of character - *I think this was another neighbour's objection, not mine.*
- Creates a precedent - *See comment above for 'will become a terraced house'*
- Foundations - *Not applicable for this planned construction. However the earlier ground floor construction from 5 years ago did impact my home, where I had water coming in for several weeks every time it rained. Eventually this stopped once the neighbours completed their foundations and rendered the shared wall.*

Notwithstanding these comments, officers do not consider they substantively change the assessment set out in the report.