

PLANNING COMMITTEE A

MONDAY 4 DECEMBER 2023

ADDENDUM

The following Local Plan update applies to all the applications on the agenda:-

The Inspector in his [Interim Findings and Next Steps letter of August 17th](#) has set out how the Council can through making Main Modifications to the Local Plan address issues of legal compliance and deficiencies in soundness. These interim findings are a clear indication of what the Local Plan and the policies and site proposals within will look like at adoption, subject to making the Inspector's suggested Main Modifications. Whilst the Council moves forward to formal consultation on the Main Modifications (expected to commence in January 2024) the Interim Findings and Next Steps letter of August 17th shall be considered, in the interim, a relevant material consideration in the Council's decision making on planning applications.

Agenda Item: 6

Reference: 22/0766/FUL

Site Address: Sherwood Court Garages, Friern Park, N12 9LX

Pages: 9 - 32

Further to publication of the committee report, Condition 1 (Approved Plans) and Condition 16 (obscure glazing) has been updated to the following:

Condition 1

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

13784-P-201

13784-P-202

13784-P-203 A

13784-P-204

13784-P-205 E

13784-P-206 C

13784-P-207 D

13784-P-208 C

13784-P-209 C

13784-P-210 C

Ecological Assessment

Design and Access Statement

Energy Statement

Arboricultural Report

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).

Condition 16

Before the building hereby permitted is first occupied the proposed window(s) in the side and rear elevations as shown on drawing 13784-P-207D 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).

Agenda Item: 8

Reference: 23/1660/FUL

Site Address: 93 High Road, London, N2 8AG

Pages: 49 - 72

Recommendation III should be amended to read;

“That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 01/04/2024, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s);

The proposed development does not include a formal undertaking to meet the costs of an amendment to the traffic order. The proposal would therefore not address the impacts of the development, contrary to Policy CS15 of the Local Plan Core Strategy (adopted September 2012), and the Planning Obligations SPD (adopted April 2013).”

Condition 15 – “Wheel cleansing” should be omitted from the final report as included within Condition 5 “Demolition and Construction Management Plan”

Agenda Item: 9

Reference: 23/2741/FUL

Site Address: Fortune House, Moxon Street, EN5 5TS

Pages: 73 - 120

Amendment of sentence into section regarding ‘Privacy, overlooking and outlook’ within ‘Assessment of Impact on Neighbouring Properties’ and addition of sentence at the end of same paragraph:

*In terms of the southern elevations, only windows within the central element face **from the ground – second floors** face towards the road within Snowberry Close.*

There are further windows which face south at third and fourth floor levels, however as these are set considerably back from the boundary at 8.5-10.5m and would only have oblique views of rear gardens, they are considered to be acceptable and would not result in significant harm to the amenity of the closest properties in Snowberry Close.