

**PLANNING COMMITTEE B – 18<sup>th</sup> DECEMBER 2023**

**ADDENDUM TO OFFICERS REPORT**

Within Planning Policy section of all reports – reference to the updated statement on the new Local Plan:

**Barnet's New Local Plan (Reg 24)**

Barnet's Draft Local Plan - Reg 24: The Reg 22 version of the draft new Local Plan was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission, the Local Plan underwent an Examination in Public (Reg 24). The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites.

As part of this stage (Reg 24), 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.

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: 11 - 20**

**Item: 6**

**Reference: 23/2458/HSE**

**Address: 2 Courthouse Gardens**

Amend the description to read as follows:-

“Part retention of single storey front side and rear extension following the demolition of garage and the removal of the front canopy and its associated supporting columns (Amended Description)”

Add the following condition:-

*“The front canopy and its associated supporting columns shall be demolished and removed from the site within three months from the date of this decision.*”

*Reason: In the interests of the character and appearance of the area and to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016)”*

**Pages: 43 - 66**

**Item: 9**

**Reference: 23/3183/FUL**

**Address: 7D High Street**

To clarify,

The report refers to Flats E2, E3 and E4 having relatively small balconies, ranging from 8sqm to 15sqm. However, the appeal decision noted that higher density development, such as flats, may not always be able to meet these standards. The decision goes on to say...

"...numerical requirements should not be slavishly applied as it is also important to consider the characteristics of the proposal and its context. The proposal would provide outside areas that would be practical in shape and utility offering good amenity for occupiers. Therefore, these balconies would be of sufficient size to accommodate some garden furniture, providing useful additional amenity space, and would achieve a minimum depth of 1.5 metres. Also, the flats of Block One are constrained by the efficient design of the site which makes best use of the site in an innovative configuration of units."

Further, the Inspectors report in regard to the appeal decision states "Furthermore, the proposal would be within easy access of a number of parks and recreation areas that are within a 5-minute walk of the site. This would supplement the needs of occupiers who wish to access recreational outdoor space. I am therefore unpersuaded that the scheme would provide inadequate living conditions for future occupiers, in terms of its access to outdoor space, and instead find that this provision would be appropriate for its town centre location."

The current design therefore reflects the appeal decision.

In regard to daylight and sunlight, the property to the northeast of the subject site was also assessed (7E High Street) and the VSC results confirm that every window would exceed BRE's criteria and there would be no adverse effect. The DD results confirm that every room would exceed BRE's criteria and there would be no adverse effect.

**Pages: 67 - 76**

**Item: 10**

**Reference: 23/2904/FUL**

**Address: 44 Bridge Lane, NW11 0EG**

The application was called to committee by Councillor Dean Cohen for the following reason:

*"I have spoken to the trustees of the synagogue that have submitted the above application and I have encouraged them to make amendments to the application following comments from the planning officer. I am not sure if they are able to go as far as the officer is requesting and therefore if officers are minded to refuse the above application I would ask that this application comes before the relevant planning committee.*

*I have seen the plans and I believe the design and size of the development to be in keeping with the surrounding buildings. In addition the local community is growing and this community has outgrown the current space and is in desperate need for this development to go ahead."*

Page 71 Public Consultation:

To clarify, objections were withdrawn and there are 76 letters of support and 0 letters of objection

**Pages: 87 - 106**

**Item: 12**

**Reference: 23/2239/FUL**

**Address: 96A and 96 B Weirdale Avenue, N20 0AH**

Additional condition 19:

*a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.*

*b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.*

*Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies D4, D5, D8 and G7 of the London Plan 2021.*

**ages: 107 - 138**

**Item: 13**

**Reference: 23/4243/FUL**

**Address: Land To The Rear Of 2 Hutton Grove London N12 8DX**

Amendment to the wording of Condition 1, following addition of revision number to Design and Access Statement:

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

Site Location Plan P001-S2-P0

Planning Statement dated September 2023, prepared by Newsteer

Arboricultural Impact Assessment and method statement, dated 11/09/2023, prepared by ACD Environmental

Tree Report (Tree Survey and Constraint Advice), dated 11/09/2023, prepared by ACD Environmental

Tree Protection Plan dated 11/09/2023

Tree Survey Plan, dated 11/09/2023

Desktop Study report dated September 2023

Appendix Four - Envirocheck report: Datasheet, dated 11/09/2023

Appendix Three - Ordnance Survey Map Records prepared by Envirocheck, dated 11/09/2023

BGS Flood GF S Data dated 11/09/2023

Daylight and Sunlight Report 26 September 2023

Proposed Elevations Sheet 1 P200-S2-P1

Proposed Elevations Sheet 2 P201-S2-P2

Proposed Site Block Plan P002-S2-P0

Proposed Second Floor P102-S2-P1

Proposed Second Floor P102-S2-P0

Proposed Roof P103-S2-P1

Proposed Ground Floor P100-S2-P1

Proposed First Floor P101-S2-P1

Proposed Cross Section P300-S2-P2

Existing Ground Floor P400-S2-P1

Existing Elevation P401-S2-P2  
Design and Access Statement S2-P3  
Swept-path analysis 20-100 Rev 02

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).

Addition of the four following conditions, regarding Air Source Heat Pumps and heating, and Secured By Design:

Condition 24:

*a) Prior to installation of any ventilation / extraction plant, a report shall be carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, shall be 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 proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2016) and Policies D13 and D14 of the London Plan 2021.*

Condition 25:

*The level of noise emitted from the air source heat pumps plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.*

*Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and D14 of the London Plan 2021.*

Condition 26:

*In the event that any boilers are installed on site, details of these shall be submitted prior to installation and approved in writing by the Local Planning Authority. The boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%).*

*Reason: To comply with the Policy SI1 and SI2 of the London Plan 2021 in relation to air quality.*

Condition 27:

*Prior to the first occupation of the development hereby approved, details shall be submitted to, and approved, in writing, by the Local Planning Authority to demonstrate that the building can achieve full 'Secured by Design' Accreditation and 'Secured by Design' accreditation shall be obtained for the approved development.*

*The development shall only be carried out in accordance with the approved details.*

*Reason: To protect the amenity of the area in accordance with Policies DM01 and DM04 of the Barnet Development Management Policies (adopted) September 2012.*

Addition of the following sentence, to Page 133 of the delegated report, in regard to highways comments:

The council's highways officer has reviewed the submitted emergency access drawing and confirmed that the fire appliance vehicle will be able to reach a point within 45m of the proposed building, which is acceptable. Furthermore, the swept path drawings showing a car entering and leaving the single parking bay on the forecourt in forward gear are acceptable.

Page 128:

The report states that the door serving the opposite flat, in Rowlandson House, is obscure glazed. However, from receiving further information, it is apparent that this door is not obscure glazed. Despite this, a 19-metre distance is considered on balance to be acceptable, given the town centre location of the development. In addition to this, the principal rear windows of the opposite flat will not face windows within the new development, it is just one clear glazed door that will face the habitable window of flat 02 at second floor.