

**PLANNING COMMITTEE B – 31<sup>st</sup> JANUARY 2024**

**ADDENDUM TO OFFICERS REPORT**

**Pages: 13 - 20**

**Item: 6**

**Reference: TPP/0453/23**

**Address: Greenlawns Monks Avenue Barnet EN5 1DA**

On the 28<sup>th</sup> and 29<sup>th</sup> January 2024 further objections were received to the removal of the protected trees from a neighbour at 21 Monks Avenue and an objector who did not provide an address but sent their objection to the Ward Member Councillor David Longstaff.

They raised additional concern about the landowner wishing to install an access road to store equipment relating to the owner's business at the address. Installation of a trench that was not installed in accordance with industry guidance BS5837: 2012 Trees in relation to design demolition and construction. Both objectors reiterated the loss of visual tree amenity and impact on wildlife.

In addition they raised the issue that they had not been informed of the up coming committee date.

The objectors have been advised that;

The there is sufficient arboricultural reasons to allow the removal of the subject trees they are all infected with cypress canker.

The Council can only consider the application that is before them.

They were advised of Council procedures relating to committee items, that only those who have requested to speak or to be notified are.

The immediate response to this was as follows:

“thank you for your prompt reply, although I do not find it encouraging!

You say it will provide long term visual amenity, I am 73 years old, how old do I have to be to experience this forthcoming visual amenity?

If the trees are not a peril nor in peril why do they need to be removed? The applicant lives over 100 metres away from the trees and has therefore no amenity experience from the trees! The objectors to the proposal live immediately next to the trees so who cares about their amenity preferences?

It appears that the overall situation of this proposal is not being considered.”

On Tuesday 30<sup>th</sup> January further objections have been raised by the objector who wished to speak at the committee. He is unable to attend and complained about the short notice, has not nominated another speaker on his behalf when asked. The objector sent further images of the trees that he thought were the subject of this application.

Officers provided images of the subject trees which are clearly not the healthy trees that they a were concerned about. No further correspondence has been received.

They raised again the concern about plant movement on the site. A Planning Enforcement Officer visited the site to investigate in the afternoon of 30<sup>th</sup> January. Their report is pending, however no

harm to protected trees was observed by the officer. The landowner has agreed to stop these works.

No new information has been provided that alters the Tree Officers recommendation to allow the removal of the cypress trees.

**Pages: 21 - 58**

**Item: 7**

**Reference: 23/2950/FUL**

**Address: New Edgware Royal British Legion Club, Parnell Close, HA8 8YE**

**Amended Recommendation 1:**

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. i) Amendment to the Traffic Management Order: A contribution of £10000 towards CPZ review and implementation and CPZ permit restriction.  
  
ii) Travel Plan: A contribution of £10000 towards the monitoring of the Travel Plan.  
  
iii) Completion of a Section 278 Highway agreement to secure the following off site highways works, to be completed to the satisfaction of the local highway authority prior to first occupation of the development :
  - a) Provision of School Warning Signs and School Keep Clear Markings on Parnell Close
  - b) Introduction of a School Safety Zone and School Street on Parnell Close
  - c) Review and introduction of waiting restrictions in the vicinity of the site
  - d) Introduction of footway parking scheme and passing places on Parnell Close
  - e) Provision of a pedestrian refuge on Kenilworth Avenue near junction with A41 Edgware Way
  - f) Provision of tactile paving at the junction of Parnell Close and Kenilworth Avenue

**Amended condition 15:**

“Prior to the commencement of above ground works, details of the off-site highway improvements associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Highways Engineering Drawings and detailed Construction Specifications shall be submitted, with a minimum scale of 1:200. The works approved shall be constructed in accordance with the approved details before the site is occupied.”

The following Informative(s) should be omitted:

Informative3 - (CIL: Approval), pg.37

Informative 10 - (Metropolitan Police - Secure by Design), pg.39

Within the officer report, the following amendments are made:

Paragraph 3, Proposal, pg. 43:

Amendments are proposed to the measurements of the building, it should read as follows:

*“The building is proposed to have a L shaped design with a maximum depth of approximately 23m and a maximum depth of approximately 40m.*

*The building is a part two storey, part three storey building with a maximum height of 10.5m (12.7m including the plant room). The two storey element will have an overall height of 7.5m.”*

**Pages: 77 -104**

**Item: 10**

**Reference: 23/4221/FUL**

**Address: The Needles, 46 Pine Grove, N20 8LA**

The following condition is amended to include drawing - A2-202 Rev P4 Proposed Elevation and an amendment to A2-200 Rev P4 Proposed Front/Rear Elevation

Condition 1. Approved Plans

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

A0-100 Rev P1 Site Location Plan

A0-104 Rev P1 Site Location Map

A1-110 Rev P1 Existing Ground Floor Plan

A1-111 Rev P1 Existing First Floor Plan

A1-112 Rev P1 Existing Loft Plan

A1-113 Rev P1 Existing Roof Plan

A1-201 Rev P1 Existing Sections

A1-200 Rev P1 Existing Elevations

A2-102 Rev P2 Proposed Site Plan

A2-109 Rev P4 Proposed Basement Plan

A2-110 Rev P4 Proposed Ground Floor Plan  
A2-111 Rev P3 Proposed First Floor Plan  
A2-112 Rev P2 Proposed Second Floor Plan  
A2-113 Rev P2 Proposed Roof Plan  
A2-200 Rev P4 Proposed Front/Rear Elevation  
A2-201 Rev P5 Proposed Section/Southeast Elevation  
A2-202 Rev P4 Proposed Northwest Elevations  
A2-500 Rev P3 Proposed Plan Site Comparison

DESIGN AND ACCESS STATEMENT A9.100 revision P4 08.12.23

Daylight and Sunlight Assessment Job No: 5357 Issued: November, 2023

Energy Statement Job No: 5217 Issued: September 2023

Sustainability Statement Job No: 5217 Issued: September 2023

Preliminary Ecological Appraisal/Preliminary Roost Assessment OS 2640-23-Doc3 Aug 2023

Bat Emergence Survey OS 2640-23-Doc3 Sept 2023

Fire Statement Form

Arboricultural Impact Assessment OS 2640-23 Doc1 Rvs B June 2023

Tree Protection Plan Demolition/Construction Phase OS2640-23.1 Rev C/OS2640-23.2 Rev C

Amend condition 17 to read as follows:-

Before the building hereby permitted is first occupied the proposed window(s) in the first floor side elevations and side roof slopes facing Nos 45 and 47 Pine Grove 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)

The following conditions are to be added:

#### 21. Noise from Plant

The level of noise emitted from the 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.

## 22. Excavations

a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to 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 details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and G7 of the London Plan 2021.

## 23. Tree Protection

No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until the temporary tree protection measures shown on 'Arboricultural Impact Assessment OS 2640-23 Doc1 Rvs B June 2023' and 'Tree Protection Plan Demolition/Construction Phase OS2640-23.1 Rev C/OS2640-23.2 Rev C' approved have been erected around existing trees on site.

The protection specified in 'Arboricultural Impact Assessment OS 2640-23 Doc1 Rvs B June 2023' and 'Tree Protection Plan Demolition/Construction Phase OS2640-23.1 Rev C/OS2640-23.2 Rev C' shall remain in position until after the development works are completed and no material or soil shall be stored within fenced areas and/or construction exclusion zones at any time. The development shall be implemented in accordance with the protection plan and method statement as approved.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G7 of the London Plan 2021.

## 24. Conservation Area Demolition

The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site in accordance with this permission has been executed. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason:

To preserve the established character of the Conservation Area and ensure a satisfactory redevelopment of the site in accordance with Policy DM06 of the Barnet Development Management Policies document (2012).

25 Solar Panels

Details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and shall thereafter be installed and maintained in accordance with the approved details.

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)

26 Conservation style rooflights

Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason:

To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

**Pages: 59 - 66**

**Item: 8**

**Reference: 22/0548/LBC**

**Address: 65 Golders Green Road, NW11 8EL**

Page 61 -Applications 22/0718/RCU and 22/0719/LBC were retrospective applications for "Installation of an extractor fan opening to rear elevation (Retrospective Application)". Both applications were refused for the following reason:

"The proposed development, by reason of its design, siting and close proximity to nearby residential dwellings would give rise to an unacceptable level of odour which would be harmful to the amenities of the neighbouring residents. The adverse impact would be further exacerbated by virtue of the sunken position of the proposed extract opening, the impact of which cannot be sufficiently mitigated without a large metal flue. The proposal is therefore found to be contrary to Councils policies CS5 of the Local Plan Core Strategy (Adopted 2012), policy DM04 of the Local Plan Development Management Policies DPD

(Adopted 2012) and Supplementary Planning Document: Sustainable Design and Construction (Adopted 2016).”

**Pages: 115-130**

**Item: 12**

**Reference: 23/4626/FUL**

**Address: 65 Victoria Road Barnet EN4 9PH**

The following condition is amended to include the amended drawing no. 65 PA 2 1 Rev A (Floor Plans - Existing Floor Plans):

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

- 65 PA 1 1 (Site Plan and Location Plan - Existing)
- 65 PA 2 1 Rev A (Floor Plans - Existing Floor Plans)
- 65 PA 3 1 (East and West Elevations - Existing Side)
- 65 PA 4 1 (North and South Elevations - Existing Rear and Front)
- 65 PA 5 1 (Proposed Site Plan and Site Plan with Cycle Storage)
- 65 PA 6 1 (Floor Plans - Proposed Floor Plans)
- Design & Access And Planning Statement (dated 24 October 2023)
- Parking Occupancy Survey - Traffic Survey Partners (dated 24 October 2023)
- Supporting letter Barnet Homes
- Supporting letter Aleco