

# **Planning Committee**

## **ADDENDUM**

**DATE:                      Wednesday 8 January 2014**

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 8 January 2014**

<b>1/01</b>	<p><b>Consultations:</b> The following comments have been received since writing the report to the Planning Committee:</p> <ul style="list-style-type: none"> <li>- The Environment Agency – No objections</li> <li>- Highways Authority – No objections</li> <li>- Barnet - No objections</li> </ul> <p><b>Neighbours Consulted:</b> In addition to the addresses listed on the report to the Planning Committee, consultation letters were also sent to the following addresses:</p> <ul style="list-style-type: none"> <li>- 1 + 2 + 3 + 4 Somer Cottages, Summit Close</li> <li>- Social Club adjacent to 76, Methuen Road</li> </ul> <p><b>Section 6) Sustainability</b> <i>Correction:</i> The Officers report to the Planning Committee states at paragraph 2 that ‘The applicant has not submitted details in relation to these policy requirements. Nonetheless, both of these matters can be addressed by way of appropriate conditions’.</p> <p>In fact, an Energy Statement was listed as an approved document and condition no. 23 of the Outline permission states:</p> <p style="padding-left: 40px;"><i>A site wide heating network either served by gas and biomass boilers or gas boilers with solar heating so as to achieve a minimum 20% reduction in CO2 emissions shall be installed and be in operation prior to the first taxable occupation of the development and retained thereafter.</i> <i>REASON: To ensure a satisfactory form of development and to comply with The London Plan policies 4A.1 and 4A.7.</i></p> <p>On this basis, an assessment of sustainability cannot be carried out again as part of the current application, nor can further conditions be added at this stage.</p> <p><b>Conditions</b> <b>REPLACE</b> <i>condition No. 2 with:</i></p> <p>2) The development hereby permitted shall be carried out in accordance with the</p>
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following approved plans: 13-13-001 Rev. C, 13-13-002 Rev. D, 13-13-003 Rev. C, 13-13-004 Rev. C, 13-13-008, 13-13-009 Rev. A, 13-13-010 Rev. B, 13-13-020 Rev. A, 13-13-109 Rev. A, 13-13-110 Rev. B, 13-13-309 Rev. B, 13-13-409 Rev. B, 13-13-410 Rev. B, 13-13-508 Rev. A, 13-13-509 Rev. C, 13-13-510 Rev. C, 13-13-609 Rev. A, 13-13-610 Rev. A, 13-13-709 Rev. A, 13-13-710 Rev. A, 13-13-809 Rev. A, 13-13-810 Rev. A, 13-13-909 Rev. A, 13-13-910 Rev. A, Design and Access Statement Rev. B, 13-13-099 Rev. B, 2446-LA-01 Rev. P3, 2446-LA-02 Rev. P3, 2446-PP-01 Rev. P2, 2446-PP-02 Rev. P2, 2446-PP-03 Rev. P1, 2442-SE-04 Rev. A, Landscape Management and Maintenance Specification 2446-MP-01 Rev. A

REASON: For the avoidance of doubt and in the interests of proper planning.

**REPLACE condition No. 4 with:**

4) The development hereby permitted shall not proceed above ground floor damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority details of soil stacks, soil vent pipes, flues, ductwork or any other pipework fixed to the elevations of the buildings. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2011 and policy DM1 of The Development Management Policies Local Plan 2013.

**REPLACE condition No. 5 with:**

5) The development hereby permitted shall not proceed above ground floor damp proof course level until there has been submitted to and approved in writing by the Local Planning Authority detailed sections at metric scale 1:20 through all external reveals of the windows and doors on each of the elevations. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policy 7.4.B of The London Plan 2011 and policy DM1 of The Development Management Policies Local Plan 2013.

**REMOVE conditions 14 and 15**

**Plan Nos**

**REPLACE the plan number list with:**

13-13-001 Rev. C, 13-13-002 Rev. D, 13-13-003 Rev. C, 13-13-004 Rev. C, 13-13-008, 13-13-009 Rev. A, 13-13-010 Rev. B, 13-13-020 Rev. A, 13-13-109 Rev. A, 13-13-110 Rev. B, 13-13-309 Rev. B, 13-13-409 Rev. B, 13-13-410 Rev. B, 13-13-508 Rev. A, 13-13-509 Rev. C, 13-13-510 Rev. C, 13-13-609 Rev. A, 13-13-610 Rev. A, 13-13-709 Rev. A, 13-13-710 Rev. A, 13-13-809 Rev. A, 13-13-810 Rev. A, 13-13-909 Rev. A, 13-13-910 Rev. A, Design and Access Statement Rev. B, 13-13-099 Rev. B, 2446-LA-01 Rev. P3, 2446-LA-02 Rev. P3, 2446-PP-01 Rev. P2, 2446-PP-02 Rev. P2, 2446-PP-03 Rev. P1, 2442-SE-04 Rev. A, Landscape Management and Maintenance Specification 2446-MP-01 Rev. A

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON  
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
1/01 Edgware Town Football Club, Edgware	Jack Welby	Steven Hatton