

## Agenda Item 03

### Supplementary Information Planning Committee on 4 July, 2018

Case No.

18/0533

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Location	Land adjacent to Block 47-78 Frontenac, Donnington Road, London, NW10 3RA
Description	Erection of a 4 storey residential building comprising four flats (3 x 3 bed and 1 x 2 bed) with associated car parking spaces, cycle storage, refuse storage, amenity space, provision of a drying area and landscaping (new block to be built at north-west drying area of the Frontenac Estate)

#### 1) Agenda Page Number: 21, consultation

Members have queried what level of pre-application consultation was undertaken by the applicant prior to formal application.

Two consultation events were held prior to the formal planning application, consisting of a meeting and exhibition on 3<sup>rd</sup> May 2017, and a follow-up event on 2<sup>nd</sup> November 2017 to inform residents of the amendments to the scheme made after the first consultation event. These events were over and above the requirements of the Statement of Community Involvement and the requirements of the DMPO 2015. The changes made prior to application as a result of resident feedback from both consultations were: proposed affordable flats, enhanced landscaping, altered car park layout, retained access to garages, new drying area for existing residents, re-surfaced access roads and walkways.

This goes beyond the level of consultation set out within the Council's Statement of Community Involvement.

#### 2) Agenda Page Number: 21, consultation

The numbering on the report does not match the table within consultations. This is revised for clarity:

Nature of objection	No. of instances	Paragraph reference
Emergency access is not sufficient	5	6, 7
Parking issues would be exacerbated	5	6
Lack of consultation	4	Consultation
Loss of open space	2	3.3
Construction impacts	2	Conditions
Loss of view (from direction of Donnington Court)	1	5.2
Lack of space between buildings	1	5.1
Petition	56	

#### 3) Agenda page no: 25, paragraph 7.4 and page 23, paragraph 3.3:

A revised landscape plan has been submitted with additional detail. This covers hard and soft landscaping including shrub and grass varieties, tree planting, types of cycle parking, positions of new and existing parking spaces, kerbs and pavers, and position of play area. It was noted that the area of amenity space to the frontage of the proposed block has been keyed as being solid shrubs, contrary to indications on the site and floor plans supplied. This area is key to the amenity space requirements of the flats on the upper floors, and therefore landscaping remains submission-conditioned in order that this is addressed. Condition 3 is recommended to be changed to require the completion of the works prior to occupation in order to ensure amenity areas are available for residents to use.

#### 4). Agenda page 9, paragraph 8.1:

A replacement site plan has been supplied showing the removal of tree T18. This is a cherry tree of category

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C, in poor condition, and limited life expectancy.

**5) Amendment to Condition 2:**

It is recommended this condition is amended to refer to the following revised drawing number:

Received 28/6/18: D2665-FAB-XX-00-DR-L-200 REVA Received 2/7/18: GA\_S revC

**Recommendation:** Remains approval subject to the conditions set out within the committee report, with amendment to condition 2 to reflect the revised drawing numbers, condition 3 adjusted to require works to be completed prior to occupation.

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