

Agenda Item 07

Supplementary Information Planning Committee on 26 November, 2020

Case No. 20/0174

Location	90 Anson Road, London, NW2 6AG
Description	Conversion of dwellinghouse into 3 self-contained flats and works to include a gable end roof extension, rear dormer window and 2 front rooflights to convert loft, a single storey side and rear extensions, demolition of outbuilding to rear and creation of parking space with new vehicular access, associated landscaping, new boundary wall, provision for refuse and bicycle storage and removal of existing vehicular access

Agenda Page Number: 181 - 196

Further representations

Since the report was published two additional objections have been received via email since the final committee report was finalised.

Both objections have been received from households which have previously submitted objections and no new concerns have been raised. All previously submitted objections that are considered to be material planning considerations have been addressed in the report.

Discussions with the application's agent

Queries have been raised over there not being a provision of garden space for the upper floor flats. To address this the agent has confirmed that an alternative arrangement with either a communal or subdivided garden could be agreed by condition with details of landscaping for this area. Due to the overall size of the rear garden and access available from the side boundary an alternative arrangement could be agreed with sufficient space retained for the ground floor family property.

It is therefore recommended that condition 8 is amended to read:

Prior to first occupation of the flats hereby approved, further details of landscaping to the front and rear garden areas shall be submitted to and approved in writing by the Local Planning Authority, the approved details shall then be implemented prior to first occupation. Such details shall include:

- *details of hardstanding materials for patios, pathways and driveways,*
- *access and allocation of garden space for the upper floor flats,*
- *details of the boundary fences/walls including materials and height; and*
- *details of soft landscaping, including species.*

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and provides appropriate amenity space for the future occupiers.

Amendments to the main report

Within the Detailed Considerations (page 187), the table in paragraph 1.3 states that the proposed GIA of unit 2 is 69sqm. Although this is the measurement provided by the applicant, the case officer has measured this as 70.3sqm.

Paragraph 1.7 previously stated 'Unit 2 falls just short of the minimum floor area requirement by 1sqm' and 'Despite the shortfall, this unit is still considered to provide a good standard of accommodation for future

Document Imaged

occupants.'

Although the unit was still considered to provide a good standard of accommodation for future occupants, any reference to a floor space shortfall is subsequently incorrect as it meets the minimum floor space requirement for a 2b4p unit.

Recommendation: Officers continue to recommend that permission is granted, subject to the an amended landscaping condition to ensure that rear garden space is allocated to the upper floor flats.

DocSuppF