

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 03.03.2020**

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2019/02351/FUL	2 Palliser Road (Ada Lewis House)	North End	15
Page 16 and 17	<p>Replace Drawing Numbers with; "PLS-001002; PLS-0001B1; PLS-0001L1-2; PLS-000100-2; PLS-0001U1-2; PLS-000101-2; PLS-000102-2; PLS-000103-2; PLS-000104-2; PLS-000105-2; PLS-060000-2; PLS-060001-2; PLS-060002-2; PLS-060100-2; PLS-060101-2; PLS-060201; PLS-060300; PLS-060301; PLS-060302; PLS-060304-2; PLS-060305; PLS-060306; PLS-060307; PLS-060308; PLS-060400-2; PLS-060401-2; PLS-060402-2; PLS-060403-2; PLS-060404; PLS_060405; PLS-740000-2; PLS-740001-1; PLS-00110-1; PLS-960000-2; PLS-950000; PLS-910000; PLS-920000; PLS-230201; PLS-930000; PLS-931000; PLS-940000."</p> <p>Delete Condition 4</p>		
Page 32	<p>Add New Condition 53:  The development hereby permitted shall not be occupied until the glazing in the bedroom windows above lower ground floor closest to No. 73 Comeragh Road and 53 Barton Road, and the windows serving circulation space and walkways in the rear elevation facing north-east hereby permitted, have been installed to be non-openable with obscure glazing to a height of 1.7 metres from the internal floor level or be designed to prevent overlooking. A sample of proposed glazing or materials shall be submitted to and approved in writing by the Council prior to any development on site. Thereafter the window shall be retained in the form approved.</p> <p>To prevent harmful overlooking and loss of privacy to the existing residential amenities of neighbouring occupiers in accordance with Policy DC1, HO11 and DC4 of the Local Plan (2018).</p>		
Page 38	Para 3.1, delete 17 and replace with 27.		
Page 47	Delete Para 8.13		
Page 49	Para. 9.3, at the end, add 'The population yield estimates the development to be occupied by approx. 22 children requiring 220sqm of total play space. The communal courtyard and ground floor private gardens to the three-bedroom duplex properties would provide 270sqm in total.'		
Page 59	Para 11.7, delete and replace with 'These proposals will provide 1 extra parking bay on both Barton Road and Comeragh Road'.		
Page 60	<p>Para. 11.12, second line after 'provided', insert "...of which 4 spaces are"</p> <p>Para. 11.18 and 11.19 replace "Management" with Logistics</p>		
Page 61	Para. 11.24, third line, after 'basement level' delete remainder of sentence.		
Page 67	<p>Para. 16.6 Line 4: Insert "Nitrogen Dioxide (NO2), Ultrafine Particulates" after "values for"</p> <p>Line 8: Replace "Implementation and Verification" with "Compliance"</p> <p>Line 9: Replace "Green Infrastructure" with Zero Emission Plant compliance" and delete Point (4)</p>		

Para. 16.7 Replace “a revised Air Quality Assessment” with “details”

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**Para 18.6, line 6:** Insert “Overall, based on on-site judgement,” before “Officers”

Para 18.8 Line 3: Replace “no closer than” with “comparable with”

Line 7: Replace “adjacent to No. 78 Comeragh Road” with “closest to No. 78 Comeragh Road and 53 Barton Road”

**Page 70**

Add new Para 18.13a:

No Sky-Line NSL measures the distribution of daylight within a room. It indicates the point in a room from where the sky cannot be seen through the window due to the presence of an obstructing building. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres above floor level. This is approximately the height of a kitchen work surface. The NSL divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.

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Para 18.18, line 4, delete ‘only three fell short for the BRE Guidance’.

Para 18.20 delete and replace with “The Daylight and Sunlight Assessment submitted confirms that the addition of new massing along Comeragh Road would have a moderate impact on daylight and sunlight experienced by the closest neighbouring property in Barton Road, although this is not uncharacteristic of the remainder of the existing terrace, or untypical for the urban context. Officers agree with the outcome of the report that the proposal will not cause unacceptable impacts to the daylight and sunlight experienced by neighbouring properties, in line with planning policy requirements.

**Page 74**

Point D Bullet 4 - Insert “...repaving of footway around the perimeter of the site.”

**2019/01306/FUL**

**14 Old Oak Road**

**Wormholt and White City**

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Delete Condition 15: Replace with:

‘Prior to commencement of any construction works above ground level, drawings in plan, section and elevation at a scale of no less than 1:20 of each of the three gable elevations shall be submitted to, and approved in writing, by the Council. The development shall be constructed in full accordance with the agreed details and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DC1 and DC2 of the Local Plan (2018).’

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Delete Condition 16: Replace with:

‘Prior to commencement of any construction works above ground level, details (including material, colour and finish) and drawings in plan, section and elevation at a scale of no less than 1:10 of all new rooflights, dormers, window bays and door bays shall be submitted to, and approved in writing by, the Council. The development shall be constructed in full accordance with the agreed details and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DC1 and DC2 of the Local Plan (2018).`

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Delete Condition 17: Replace with:

`Prior to commencement of any construction works above ground level, details of any hard landscaping to external areas shall be submitted to, and approved in writing by, the Council. Details shall include permeable paving, surfaces and boundary treatments. The development shall be carried out in full accordance with the details agreed prior to occupation of the development, and permanently maintained as such thereafter.

To ensure a satisfactory external appearance, promote biodiversity and improve air quality in accordance with Policies DC1, DC2 and CC10 of the Local Plan (2018).`

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house,`

Condition 25: Line 2 – Insert after `cycles` `for the flats and 2 cycles for the detached

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Delete Condition 33: Replace with:

`The soft landscaping to all areas external to the development shall be carried out in accordance with drawing no. 247-PL-001 Rev. B. All planting, seeding and turfing approved as part of the landscaping scheme shall be carried out in the first planting or seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species. The development shall be carried out in full accordance with the details agreed prior to occupation of the development, and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and satisfactory provision for permeable surfaces and planting in accordance with policies DC1, DC2 and OS5 of the Local Plan (2018).`

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Paragraph 4.14, Line 4: Delete “with a black decorative railing on top”.