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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

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REF.	ADDRESS	WARD	PAGE
2020/01112/FUL	32A Vereker Road	North End	
Page 14	After last paragraph, add paragraph: "7. Environmental Quality Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. The applicant is advised to contact the Council should any unexpected staining or malodours be encountered during the redevelopment either on or within floor/ground materials."		
Page 18	After paragraph 1.21, add paragraph: "In September 2020, the Planning and Development Control Committee refused planning permission (2020/01566/FUL) for the replacement of existing roof with new raised mansard roof to be no greater than the existing ridge line, with rooflights; excavation of the basement to provide accommodation at lower ground floor in connection with an existing residential unit; Repairs to the brickwork, parapet and doorway portico and replacement of the existing window with double glazing and replacement of front door to Fairholme Road. The application was refused on the grounds of substandard levels of residential accommodation for future occupiers, by reason of insufficient levels of sunlight and daylight to the living accommodation at basement and lack of ventilation to the kitchen".		
Page 20	Paragraph 2.2, after point 3, insert new paragraph "4. Four late letters of objection, two of which were from a previous objector, including a response to the officer report, however no new issues were raised and all issues are summarised within the table beginning on page 20."		
Page 34	Paragraph 3.33: Delete last sentence and replace with: "Given the location and scale of the proposed development at the front of the building and the obscured views of the rooflights which are also small in scale, the proposed scheme would result in less than substantial harm to the character and appearance of the conservation area as a heritage asset overall. The scale of harm would be to the lowest end of the scale of less than substantial harm."		
Page 34	Delete paragraph 3.34.		
Page 35	Add the following to the beginning of paragraph 3.36:  "The proposed development would result in less than substantial harm to the character and appearance of the host property and the wider Barons Court conservation area which it is desirable to preserve in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The less than substantial harm has been identified in relation of the introduction of additional rooflights within the southern roofscape of the development. Elsewhere, there is no additional harm to the character and appearance of the property and the conservation area. Officers therefore consider that this very minor harm which would be outweighed by public benefits. These benefits include the repair/restoration of the Fairholme Road elevations of the property; which will enhance the character and appearance of the building and the conservation area."  And within the third line, delete: "in providing extended, modernised accommodation"		