

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4989/P	Diane May	5 Eton Villas London NW3 4SX	21/11/2016 15:47:30	OBJEMPER	<p>Objection to New Planning Application for Minor Material Amendments to Previously Approved Development. Ref 2016/4989/P</p> <p>This application for Minor Material Amendments provides a further opportunity to comment on the proposed new development and ask the Council to include conditions and controls which are material to the current proposals in the light of emerging information which was unavailable at the time of the previously approved planning permission and S106 Agreement.</p> <p>The Multi-Use of the Forecourt</p> <p>Summary of Objection: The Synagogue has failed to make clear in the information submitted in support of the new planning application the intended multi-use of the forecourt to include, inter alia, use as a school playground and for occasional religious festivals. These additional uses will limit the possibility of on-site servicing taking place disrupting local vehicle movement, parking and causing disturbance and inconvenience to residents. Any additional use of the forecourt must be restricted if it is unable to fulfil its primary purposes.</p> <p>Its additional use as a school playground will have a harmful impact on the quiet amenity of this residential area contrary to the Council's policy DP26 and should be strictly controlled. If a new planning permission is granted, conditions should be attached such that its use should not take place before noon/12.00pm on a Sunday and should terminate to by 6.00pm on weekdays and at the weekend.</p> <p>The proposed forecourt has to fulfil a number of functions. In the approved plans, the not very large forecourt is already intended for</p> <ul style="list-style-type: none"> <li>- on-site servicing,</li> <li>- cycle parking for 30 cycles,</li> <li>- waste storage,</li> <li>- two disability parking spaces and two further parking spaces;</li> <li>- an EVP charging point,</li> <li>- a security building,</li> <li>- pedestrian entrance access and</li> <li>- landscaping.</li> </ul> <p>It is absolutely clear that there is no possibility of on-site servicing from the forecourt taking place, if parking together with the built and fixed facilities referred to above are in use. Servicing and deliveries will inevitably take place from the street disrupting local vehicle movement, parking and causing disturbance to residents.</p> <p>Further potential uses of the forecourt which threaten to have a harmful impact on the quiet amenity of this residential area have also come to light. It is proposed that the forecourt is used as a playground for the Sunday School/cheder from 10.30am in the morning for up to 150/200 children attending the school.</p>

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This is a quiet residential area and this is a material additional use of the forecourt. Having regard to this and the many functions of the forecourt, controls over its hours of use are reasonable and appropriate. A planning condition should be attached to the grant of any new planning permission in accordance with the Council's policy DP26 as follows: Additional use of the forecourt as a playground should not take place before noon/12.00pm on a Sunday and should terminate to by 6.00pm on weekdays and at the weekend.

The Synagogue is also considering the use of the forecourt for religious festivals such as the festival of Succot where the erection of the sukkah/marquee requires suspension of normal use for up to eight days. Given the Council's development policies aim to 'protect quality of life .... by only granting permission for development that does not cause harm to amenity' of occupiers and neighbours (DP 26), proposals to use the forecourt for festivals suspending its use for on-site servicing, parking etc will add to congestion and inconvenience in this residential area and should be restricted.

#### The Use of the 2nd Floor Terrace

Summary of Objection: The Synagogue has failed to make clear in the information submitted in support of the new planning application the intended additional use of the 2nd floor terrace for religious and adult social activities potentially raising issues of noise and light pollution. If a new planning permission is granted, controls over hours of use and illumination should be imposed to safeguard resident's quiet enjoyment of the area in accordance with Councils policy DP 26.

The original application identified the use of the 2nd floor terrace as an amenity area. The officer's report at the time sought to protect the amenity of residents/neighbours by requiring a glazed screen to combat noise emissions from its use as a play area associated with proposed crèche facilities. The Synagogue are also considering its use for religious and adult social activities which could continue into the night raising issues related to noise and light pollution. Again, it is essential that the Council impose controls over hours of use and illumination in any grant of planning permission to ensure the neighbourly use of the Synagogue and resident's quiet enjoyment of their residential area.

#### Other Matters:

1. The submitted elevation drawings are unclear in terms of changes and heights proposed. Further details of the height of the amended elevations [at all levels] should be provided by the applicant and a drawing comparing the proposed height/elevations of the permitted building with those now proposed.
2. No details of the calculations and diagrams have been provided with the daylight/sunlight letter setting out conclusions about the impact of the proposed changes to the elevations. This should be made available - particularly in respect of the implications of the raised lift overrun on the Eton Road frontage and the raised parapet on properties on Eton Villas, particularly to the rear of the new development on 23 Eton Villas.
3. Further details of the height of the boundary walls and fences, security buildings and bin stores should be provided. It is unacceptable that these remain unclear in a conservation area containing many

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