

PLANNING COMMITTEE
Thursday 6 August

- ADDENDUM TO AGENDA -

Item 6.1 – 2 Barham Road

One additional consultation response has been received since the report was published. The objections raised are already outlined in the report.

As mentioned in the committee report, officers have negotiated with the developer to include a lift within the proposed building to provide step free access to the proposed flats. Revised plans were received on 3/8/2020 (19-131-P003 Rev A, 19-131-P006 Rev A, 19-131-P002 Rev D). The plans have been revised to include a lift which would provide every flat within the development with step free access enabling the upper floors to comply with M4(2) of the building regulations. This would be secured by condition (condition 10).

To accommodate the lift shaft (and ensure that the lift overrun is not visible), the ridge height has been increased by about 0.4m and the dormer in the rear roof slope has been slightly extended in depth, with the terrace extended over part of the flat roof to the rear of the building. These changes would not materially alter the design of the building or cause harm to neighbouring amenity given the separation from neighbours and proposed screens to prevent overlooking.

An additional condition is proposed as follows:

15. Conclusions of the Ecology Appraisal to be followed with details agreed prior to construction.

Additional consideration at paragraph 8.39 of the report:

Para 8.39 of the report states that details of the ecology report will be conditioned but this was omitted from the recommendation. The condition will ensure that the additional survey for bats and reptiles recommended by the report are carried out and that the landscaping encourages native species and provide suitable habitats to support invertebrates.

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